2

REPORT

ON

THE SETTLEMENT

OF

PERGUNNAHS

CALPEE, HUMEERPORE, JELALPOOR-KHURELA AND KOONCH.

COMPLETED BY

MR. W. MUIR, C. S.

1842.

B x L 5

Digitized with financial assistance from
Shri Brihad Bhartiya Samaj
on 31 October, 2019

TABLE OF CONTENTS.

CHAPTER I.

SKETCH OF PERGUNNAHS CALPEE, HUMEERPOOR, JELALPOOR KHURELA AND KOONCH.

Paragraph.		*Page.*
1.	2.—Introductory,...	1
	3.—Calpee and Humeerpore form the right bank of the Jumna,...	1
4.	6.—Calpee; boundaries; extent; soil; inhabitants, ...	2
7.	8.—Humeerpore; boundaries; extent; soil; inhabitants,	2
9.	11.—Jelalpoor; extent; boundaries; rivers; soil,... ...	2
12.	13.—Koonch; extent; boundaries; soil; inhabitants, ...	3
	14.—Each of these Pergunnahs detached from the rest, ..	3
	15.—Area and Population of the whole, ...	3

CHAPTER II.

PAST HISTORY AND PRESENT CONDITION.

	16.—Introductory,...	4
	17.—Probable condition at the Cession,... ...	4
	18.—Administration up to 1816, ...	4
	19.—Happy effects of moderate assessment,... ...	4
20.	24.—Settlement of 1816; excessive increase, how obtained; immediate effects of the Settlement,... ...	5
	25.—Settlements of 1821 and 1826 formed on the same principles,..	6
	26.—Mr. Collector Forde's opinion of the severity of the assessment,...	7
27.	28.—Fatal effects of this overassessment; miseries of the Famines aggravated by it,.. ...	7
	29.—Settlement of 1831. Decrease granted,... ...	8
	30.—Settlement of 1836. Further decrease,.. ...	8
	31.—Value of these reductions as preceding the Famine of 1838,...	9
	32.—Present aspect of the district not materially improved; note on *Kham* or *Koork Tuhseel*,... ...	9
	33.—Moderation in assessment taught by this history, ...	10

CHAPTER III.

TRADE.

Paragraph.		*Page.*
34.	37.—Trade; in Cotton; in *Al;* in *Gram;* in *Ghee,* ...	10
	38.—Projected road from Cawnpore to Calpee should be completed by a Bridge of Boats,.. ...	11

CHAPTER IV.

THE SURVEY.

	39.—Introductory,...	11
	40.—Demarcation of boundaries, ...	12
	41.—Professional Survey; its result; note, regarding the number of Schools and Pupils,... ...	12
42.	43.—The field measurement and means adopted for its verification: entries of soils carefully corrected,... ...	12

CHAPTER V.

THE SOILS OF BUNDELKHUND.

	44.—The soil of Bundelkhund incapable of irrigation, ...	13
45.	48.—Divided into four species; features of the *Mar, Kabur, Purwa, Rakur,* soils detailed,... ...	14
	49.—Description of *Kuchar* and *Turee,*... ...	14

CHAPTER VI.

PRINCIPLES OF SETTLEMENT.

	50.—Settlement based on a classification of *soils,* and of *villages,*...	15
51.	53.—Classification of villages how effected,... ...	15
	54.—Fertility of soil greater in the higher, and less in the lower classes,...	15
	55.—Classified Maps annexed in illustration,... ...	16
	56.—Rent rates, how discovered, tested and arranged,... ...	16
	57.—The result of these rates calculated in the usual manner, was too high,...	16
	58.—Want of success in former Settlements attributable to the chances of drought being left out of sight,.....	17
	59.—Necessity of striking an average, because the crops are entirely dependant on the rains, ...	17
60.	62.—Injury to the Zemindars arises; first, directly, from actual loss of crops; land thrown out of cultivation; and flight of ryots: secondly, indirectly, the value of the actual returns being lowered by their uncertainty. Rate of interest from the same cause increased,... ...	17

Paragraph. *Page.*

63.—The surplus remaining to the Zemindar should cover all these disadvantages,... 18
64.—Rates fixed on this principle, and with reference to past history,... 18
65. 68—Fallow lands not brought under assessment. First, *old fallow* lands; peculiar features of Bundelkhund preclude the hope of their being speedily broken up: but taken into account when likely to be reclaimed. Secondly, land *lately* thrown out of cultivation, why not assessed,... 19
69.—Final demand how fixed,... 20
70.—Increase demanded only in a few instances,... ... 20

CHAPTER VII.

ASSESSMENT OF CALPEE.

71.—Pergunnahs always treated of as constituted by the new arrangement, ... 21
72.—History of the assessment of Calpee, and effects of its extreme pressure,... 21
73. 75.—This pressure traced in three particulars,... ... 22
76.—Large reductions anticipated,... 23
77. 80.—Classification of Villages: soil compared with that of other Pergunnahs; *white purwa* of Bhudaiek, ... 23
81.—Reduction produced by the application even of the current rates,... 24
82. 83.—Rates adopted; and cause of the assessment being a little above the product of those rates,.. ... 24
84.—Result of the assessment,... 25
85.—Progressive assessment and temporary reductions in many instances necessary,... 25
86.—The collections of Calpee would be less difficult and extensive, if united to Jalown,... ... 26

CHAPTER VIII.

ASSESSMENT OF HUMEERPORE.

87.—Financial History of Humeerpore,... .. 26
88.—Great reductions latterly granted: the probable cause, 27
89.—Division into three classes,... 27
90.—Rent rates and their result,... 27
91.—Detail of the proposed Settlement,... ... 28
92. 93.—Assessment of several villages not altered. Progressive Settlement occasionally adopted,... ... 28

CHAPTER IX.

ASSESSMENT OF JELALPOOR KHURELA.

Paragraph.		*Page.*
	94.—History and present condition of Jelalpoor Khurela,...	29
	95.—Jelalpoor and the annexures to it treated of separately,	29
96.	98.—Jelalpoor, appearance; division into four classes,... ...	29
	99.—Annexures from Raath: descriptions; divided into three classes,...	30
	100.—Small Pergunnah Khurela; composed entirely of first class villages,..	31
	101.—Rates applied to Jelalpoor, and the 2nd and 3rd classes of Raath; their result: and final assessment,... ...	31
	102.—Rates adopted for the 1st class of Raath; Juma resolved upon,...	31
	103.—Khurela very lightly assessed: cause of this under-assessment; rates; assessment determined upon, ...	31
	104.—Detail of the assessment on the whole Pergunnah,.....	32
105.	107.—Assessment of Pergunnahs Calpee, Humeerpore, and Jelalpoor Khurela compared with that of Banda, and of Pergunnahs Raath, Punwarry, Mohda and Someirpore,	34

CHAPTER X.

ASSESSMENT OF KOONCH.

	108.—Sketch of the history of Koonch,... ...	35
	109.—Divided into three classes,...	35
110.	114.—The *Pow*, a flood which irrigates part of the Pergunnah: extreme fertility of the soil: cultivated principally by Koormies: extensive trade carried on in the town of Koonch: other advantages which have combined towards its extraordinary prosperity,	35
115.	118.—Assessment nevertheless heavy: proved, first, by a comparison with the rates of Cawnpore: secondly, by the application of the deduced rates: thirdly, by the present state of the district: decrease therefore unavoidable,...	37
	119.—Rent rates detailed,...	38
	120.—Proposed assessment specified,... ...	39
	121.—Temporary reductions granted in a few cases, ...	40

CHAPTER XI.

RENT-FREE LAND.

	122.—No Maafee Register, as in other districts,... ...	40
123.	124.—What lands released,...	40
125.	126.—Resumed Maafee, how settled, assessment detailed,...	40

Paragraph. *Page.*

127.—The Government demand on the unresumed Maafee calculated on the same principle,... ... 41

CHAPTER XII.

ON THE GENERAL SETTLEMENT.

128.—Financial Results of the general Settlement,... ... 41
129.—Compared with those of 1806 and 1807,... ... 43
130. 132.—Probable necessity of a revision at its close; with reference to deteriorated, and to underassessed, estates. Future increase, when thought advisable, is noted in the village Statements,... 43
133.—Necessity at all times for unusual caution in enhancing the revenue of Bundelkhund,... ... 44

CHAPTER XIII.

SEVERE FAMINES.

134.—Moderation of proposed assessment, a just ground to hope for its permanence,... 44
135.—Exception with regard to Famines; usual system adopted in adjusting the demand in such emergencies, 44
136.—Disadvantages of this plan, and possibility of obtaining a better,... 45
137. 138.—Basis of a new proposal; explained in detail; and table annexed of limited demand for the different degrees of drought, ... 45
132.—Exceptions from the scale; in *Kuchar* villages; in case of a total suspension of rain,... ... 46
140.—Scale adopted to Koonch,... 47
141. 142.—Remissions should be allowed to the ryots on a similar principle; scale specified with reference to soil, ... 47
143.—Advantages of the proposed arrangement,... ... 48

CHAPTER XIV.

SUPPLEMENTARY PROCEEDINGS AND REMARKS.

SECTION I.

PREPARATION OF THE RENT ROLLS.

144.—Introductory, ... 49
145.—Rent rolls; how prepared,... 49
146.—Provisions for the breaking up of waste land,... ... 49
147.—Copies of the rent rolls placed in the Tehseeldarees and committed to the ryots,... 50

SECTION II.

PERIOD AND AMOUNT OF INSTALMENTS.

Paragraph. *Page.*

148.—Period of rubbee collection perhaps too late,... ... 50
149.—New table of instalments has been furnished to the Collector,... 50

SECTION III.

POLICE AND PUTWARRY ESTABLISHMENTS.

150.—Village police paid formerly indifferently in land and money; detail of former payments; now remunerated solely by money payments,... 51
151.—Number and Salary of the proposed Establishment detailed,... 52
152.—Putwaries; in what manner remunerated, ... 53

SECTION IV.

GOVERNMENT ESTATES.

153.—In what manner so large a number of villages came into the possession of Government,... ... 53
154.—Steps taken to restore them to their original proprietors,... 54
155.—Testimony of Mr. Collector Pidcock to the character of the old Zemindars,... 55

SECTION V.

BHYACHARA VILLAGES.

156 157.—Difficulty in their collections. Aggravated by the prodigious extent of many of them,... 56
158.—Object of the present settlement, to divide them, ... 57
159.—The records of the liabilities of each community will complete the facility of collections, ... 57

SECTION VI.

UNFAVORABLE ARRANGEMENT OF THE COMPONENT PARTS OF THE DISTRICT.

160.—Insulated villages; when situated in Jalown should be transferred to it, ... 58

Paragraph. *Page.*

161.—Unfavourable situation of Calpee and Koonch: they should be transferred to Jalown; and Mahobah to Humeerpore or Banda; evils of the present arrangement, both in matters of police and revenue,... ... 59

162.—The proposed transfer would add to the external defences of the frontier,... 59

163.—Valuable opportunity for effecting a transfer afforded by the present Survey and Settlement,... ... 59

164.—A reference to the Map sufficient to prove the propriety of the proposal,... 60

165.—Conclusion,... 60

Extracts from a letter from the Secretary to Government N. W. P. on the settlement and Mr. Muir's reply thereto, ... 61

APPENDIX.

A.—Extract from a letter of Mr. Collector Forde, dated the 1st September 1819,... 72

B.—Showing the result of past Settlements in the 4 Pergunnahs,... 73

C.—Showing the result of past Settlements in the Pergunnah Calpee, ... 74

D.—Showing the result of past Settlements in the Pergunnah Humeerpore, ... 74

E.—Showing the result of past Settlements in Pergunnah Jelalpoor Khurela,... ... 75

F.—Showing the result of past Settlements in the Pergunnah Koonch, ... 75

G.—Showing the area and soil of each Pergunnah,... ... 76

H.—Percentage of the principal crops grown in each Pergunnah, ... 81

K.—List of Government Estates to be restored to their original Zemindars, ... 82

MAPS.

No. I.—Sketch of Pergunnah Calpee divided into classes.
No. II.—Sketch of Pergunnah Humeerpore.
No. III.—Sketch of Pergunnah Jelalpoor Khurela.
No. IV.—Sketch of Pergunnah Koonch.

REPORT

ON THE ASSESSMENT

OF THE

CALPEE PERGUNNAHS.

No. 59 of 1842.

From W. MUIR, Esquire,

Settlement Officer,

Bundelkhund.

To R. LOWTHER, Esquire,

Commissioner,

Allahabad.

Dated Cawnpore, 15th June, 1842.

Sir,

I have the honor to report the proposed assessment of Pergunnahs Calpee, Humeerpore, Julalpoor, Khurela, and Koonch, being the portion of Zillah Humeerpore, entrusted to me for settlement.

Report on the assessment of the Calpee Pergunnahs.

2. It appears expedient to preface the report with a brief account of the position and appearance of each of these Pergunnahs.

Brief account of the position and appearance of each.

3. The Pergunnahs of Calpee and Humeerpore form the right bank of the Jumna, from within a short distance of the Sindh, to the junction of the Betwa; and present towards that river a surface of between 80 and 90 miles in extent. This

Calpee and Humeerpore lie on the right bank of the Jumna.

tract is divided into two parts by the intervention of the territories of the Nowab of Baonie.

Calpee; boundaries, and extent.

4. The *Northern* portion constitutes Pergunnah Calpee. It is bounded on the west by Jalown; on the south-west by Baonie; and on every other side by the Jumna. It is a narrow strip of land, in some places not more than a mile in breadth. It is above 50 miles long, and, on an average, 3½ broad, and contains an area of 178 square miles.

Nature of Soil.

5. The banks of the Jumna, when they slope gently down, are often composed of the richest soil, the fertility of which can be equalled only by the irrigated lands of the Dooab; but when abrupt, rugged, and precipitous, they are covered with but little arable ground, and that little, light and unproductive. In the latter instance, ravines and broken ground frequently extend inward for miles; though in many places the soil becomes black and fertile at no great distance from the river.

Inhabitants.

6. The population consists of Rajpoots, Mullahs, and Aheers, with a variety of other castes; and the flourishing town of Calpee, which is within 6 miles of the Southern extremity contains about 19,000 inhabitants.*

Humeerpoor; extent and boundaries.

7. The *Southern* division forms Pergunnah Humeerpore. It is 18 miles long and 12 broad; the average width, however, is only seven, and the total area amounts to 128 square miles. The rivers Betwa and Jumna, form its boundary to the north, south, and east. On the west lie the Jagheers of the Nowab of Baonie and the Rajah of Beree.

Soil.

8. The central villages consist of a rich black soil; and the lands which border on the river, like those of Calpee, are, according to the nature of the bank, profusely verdant, or steep and waste. The population is composed principally of Rajpoots.

Julalpoor, Khurela: extent and boundaries.

9. The Pergunnah of Julalpore lies Eastward about eighteen miles from the Jumna. Its length is 34 miles, and its average breadth about 15, its area, by professional survey, is 501 square miles. To the north lies the river Betwa; to the east Pergunnahs Mohda and Someirpoor, and a part of Khundea in Zillah

* The Police Authorities state the result of their census to be below 14,000; but for various reasons I am disposed to think the population not overrated at from eighteen to twenty thousand.

Banda; and to the west Pergunnahs Raath and Kherka, and the small Jagheer of Surela: the Southern boundary is formed by Chircarree, and Mahoba of Jalown.

Rivers.

10. The Biraon, a stream which rises in the neighbourhood of Jeitpore, and runs through Punwarry and Raath, traverses Julalpore from south-west to north-east, and flows without intermission throughout the year. A deep water-course called the Purwaër cuts off the north-east extremity of the Pergunnah. Swollen by the rains it becomes a large and rapid river, but with them subsides and disappears.

Soil.

11. The features of the Jumna attend in miniature these lesser streams; their banks consist for the most part of barren sand hills, but here and there the flood has deposited an alluvial bed, the verdure of which strongly contrasts with the surrounding bleakness. As you recede, a heavier soil prevails, in some places characterized by extreme fertility. The south and west are the most favoured quarters: while the Northern division is the most wild and rugged portion, perhaps, of the whole of Bundelkhund. The inhabitants are chiefly Loodhies and Rajpoots.

Koonch: extent and boundaries.

12. The Pergunnah of Koonch lies about forty miles to the west of Calpee. It is twenty miles in length, on an average eight in breadth, and contains 155½ square miles. To the south, it extends within three miles of the River Betwa, and to the north, within eight of the town of Jalown. It is bounded on the north and east by Gwalior, Dutteuh, and Sumpter, and on the south and west by Jalown.

Soil and Inhabitants.

13. The soil of Koonch is perfectly level and unbroken, and is proverbial for its surpassing richness and fertility. It is peopled principally by Koormies, Goojeirs and Thakoors.

Detached position of each of these Pergunnahs.

14. These Pergunnahs, it will be observed, are completely detached from one another: Calpee being divided from Humeerpore by the petty state of Baonie: Humeerpore from Jelalpore by the river Betwa; and Koonch from all by the interposition of Jalown.

Area and population of the whole.

15. The whole contains an area of 952 square miles, with a population of at present nearly 135,000 inhabitants, being at the rate of 142, (or, deducting the population of the towns of Calpee and Koonch, 107,) persons to the square mile.

CHAPTER II.

PAST HISTORY AND PRESENT CONDITION.

Necessary to review the past history of the district.

16. Before entering on the details of the present Settlement it will be expedient briefly to review the past administration of the district, and to mark the bearing which it has on its present condition.

Its probable condition at the cession.

17. Without trusting implicitly to the tale of prosperity which the inhabitants tell of the past generation, there is no credulity in believing that the soil of Bundelkhund was then more extensively cultivated than at present. Overassessment carries with it fewer evils under a Native than under the British rule: the latter rarely fails in realizing, after it has fixed, its demand; the former plastic in its nature, bends to circumstances, and in years of scarcity is too feeble to press its claims to the extreme. When it is recollected, again, that the district for many years yielded without reserve a revenue, three-fourths of which no effort can now collect, it cannot be doubted that when we assumed possession, its condition as regards cultivation, capital, and population, was equal if not superior, to what in general it now is.

Character of administration up to 1816.

18. Our rule commenced in 1806, and for the next ten years the administration would appear to have been just and equitable. The increase in the assessment during that period amounts to nearly 14 per cent, (*) and to this must be added the change from the current to the Furruckabad rupee, which was estimated at 13½ per cent. Even at this early period some leaning towards overassessment may be gathered from the fact that the increase in Koonch was only 10 per cent, that in the other Pergunnahs, 17 per cent. (*) The revenues of the former, it must be borne in mind, are carried to the credit of the Holcar family; and the revenue authorities, as will be observed throughout, had not the same incentives for increasing its assessment. Principles of justice, equity, and national honor, should have dictated exactly the reverse of this procedure.

Happy effects of moderate assessment.

19. The forbearance and happy arrangements of Government appear to have had their full effect in developing the resources of the country. We can conceive what an impulse must have

(*) Vide Appendix B.

been given to its onward progress from the combination of security and peace with a moderate and just assessment. We have it also on the authority of Mr. Waring,* that the Government expenditure in the district exceeded at this period, the revenue received into the Treasury; a circumstance which should not be overlooked in considering the enormous increase which was soon after demanded.

Settlement of 1816.

20. In 1816, or the Fussilee year 1223,—an era memorable in Bundelkhund,—a new settlement was made by Mr. Collector Waring. It raised at once the revenue of Humeerpore by three lakhs and a quarter. And here, again, I am compelled to state, that while the Juma of the other Pergunnahs was increased by 30 per cent, that of Koonch was raised only 14. If so large an increase was in the one case demandable, it follows that on the other there was a strange dereliction of the duty we were bound by to improve the revenues of so important a trust. The truth, however, is that no course more favorable to the real interests of the Pergunnah, could have been adopted, than the one unintentionally pursued by Mr. Waring: the assessment of that time has continued unchanged, and the result is a proof of the prosperity, which similar treatment would have secured in the other Pergunnahs.

Excessive increase partly from competition of capitalists.

21. It may reasonably be enquired in what manner such an unparalleled enhancement of the revenue was procured. The answer is simple. The prosperity occasioned by favourable years and moderation of demand had so improved the aspect of this country that men began to think its resources inexhaustible. A crowd of speculators who looked only at the extent of the fallow land, and took for granted the continuance of the same auspicious seasons, fancied they could see a source of great gain in contracting even at so enormous an increase. Trusting to these or some such fallacious grounds there was no bound to their mad competition.

Partly from the Collector's own arrangements.

22. Mr. Waring himself seized at every circumstance which could warrant the imposition of an increase, and rarely failed to adopt, often to exceed, the highest estimate of the Tehseeldar and Quanoongoe. The good name of those officers was made to depend on the highness of their "Douls" and "Nuzzerandazes," upon which the settlement was based; and we may conceive of what nature those

* Letter dated May 1814.

statements must have been, when the Tehseeldar of Calpee was dismissed from his appointment for submitting too low an estimate, and the Tehseeldar of Jelalpoor was turned out of the Collector's camp with indignity, because he failed to procure a farming offer sufficiently high.

Number of villages farmed.

23. Surrounded by a band of capitalists, the unfortunate Zemindar well knew that if he refused the Collector's offer, his estate would be instantly snatched from his hands. Mr. Waring could have had no stronger proof of the injustice of his settlement than that, with this prospect before their eyes, the proprietors of one hundred and seventy-eight* villages, rather than accede to his terms, allowed them to be let in farm.

Immediate effects of this settlement.

24. It would be useless to recount the more immediate miseries attendant on this settlement, the sickening detail of absconded Zemindars, who according to Mr. Waring, fled only because the real value of their estates was begining to come to light; or of desolated villages, whose lands, it was said, were thrown out of cultivation, merely to procure a decrease of assessment. Suffice it to say, that Mr. Waring entered with most sanguine expectations on the cultivation, from Government resources, of several of these deserted estates: but his eyes appear at last to have been opened, and in his final letter,† he acknowledges that his experiment had completely failed. Had he remained, it is most probable that he would have acted upon this acknowledgment: but he almost immediately left the district, and the flattering reports submitted by most of his successors could not fail to set him at ease, when in a superior position he had it in his power to have effected a revision.

Settlements of 1821 and 1826, conducted on the same principles.

25. The two following settlements of 1821 and 1826 were framed by Mr. Valpy, who embraced Mr. Waring's views with still greater enthusiasm. The anxiety which the ousted Zemindars naturally evinced to recover possession of their patrimonial inheritance, was construed by him into an irrefragable proof of the lightness of the settlement; and, though occasionally compelled by glaring instances of excessive assessment to grant reductions, he allowed no opportunity to escape of demanding an augmentation, and that frequently as the punishment of previous recusancy!

---

* Vide Mr. Forde's report, dated 1st September, 1819.

† 21st January, 1818.

Mr. Collector Forde's opinion that the district was over assessed.

26. It is so pleasing, amid the confidence and security expressed by Mr. Waring and his followers, to peruse the sentiments entertained by Mr. Collector Forde so early as 1819, that I cannot refrain from placing in the appendix* a few paragraphs of his letter, dated the 1st September of that year. He records his persuasion that it would have conduced more to the real interests of the state, if the demand had been computed on a more moderate scale; and enforces his opinion by a reference to the number of farmed estates, and to the poverty of the landed proprietors which even then was beginning to show itself. He mentions that during the three preceding years, 39 estates had been sold by auction, and had fetched a price little exceeding one-third of their annual Juma, and that the instances of private sale had in the same period amounted to one hundred. He forcibly states the ruin which must attend the smallest degree of overassessment, and concludes with the following just remark: "It would I conceive always tend more to the honor of Government, were a settlement formed so as to secure to them a fair proportion of the products of the soil, and at the same time leave a sufficiency to enable the proprietors to subsist."

Fatal effects of overassessment.

27. The results anticipated by Mr. Forde were but too fatally realized. The balances in the four Pergunnahs under report, which prior to 1806, had never exceeded the average of Rupees 2,760, during the succeeding settlement reached Rupees 5,535; in the following, Rupees 16,001; and in the third, Rupees 30,300. The Zemindars who had engaged were reduced to abject poverty, and of the insane speculators none were at last left; they had retired from the scene impoverished or ruined. For the demand had passed the acknowledged bounds of rent; it had become a tax on the capital and necessaries of the cultivators; it was fast preying upon their vitals, and hurrying the district to ruin.

Miseries of the famines aggravated by it.

28. As weakness and prostration of strength predispose the human frame to the most fatal attacks of the pestilence, so did the previous annihilation of its powers and energies lay low this district before the calamitous seasons of 1830, 1834, and 1838. It had been deprived of every means of resisting these successive shocks; and we need not therefore be astonished at the scene of confusion and distress

* Vide Appendix A.

which they left behind. No one who has not toiled through the details of each village can conceive the extent of alienation of property, or the misery attendant on the depopulation of villages, the ruin of estates, and the disruption of society, which has prevailed in this unhappy country.

Settlement of 1831: decrease granted.

29. The baneful effects of overassessment could not now escape observation, and in the two next settlements of 1831 and 1836, attempts were made to undo them. By the former the assessment of the Pergunnahs under report, (excepting Koonch,) was reduced one lakh and sixty thousand rupees below that of Mr. Waring's settlement. The proprietors had began almost universally to throw up their engagements; in which case new settlements were effected by the Collector involving a considerable abatement. But the most extensive reductions were made by the Commissioner himself, who without reference to the Collector, and frequently without any investigation, precipitately allowed an excessive and uncalled for decrease. The settlement of Mr. Waring resembled an auction, in which the highest bidder was sure of his object; but this, a lottery, in which unlooked for prizes fell to those who least expected them. Glaring inequality of assessment now embittered the temper of those who received no relief, and who were already callous and hardened from continued oppression. While this settlement, therefore, relieved some estates of their burdens, its operations were utterly inadequate to the necessities of the case, and in some instances only added to the previous evils. The balances during its five years continuance increased in the Pergunnahs under report to an average of nearly sixty-seven thousand Rupees; but this includes the results of the famine of 1834, which visited the district with such severity that of little more than 75,000 houses, above 38,000, were abandoned:* excluding this year, the annual balance is nearly twenty-eight thousand rupees.

Settlement of 1836: further decrease.

30. The Settlement of 1836, conducted by Mr. Collector Pidcock, and confirmed by Government for thirteen years, embraced about a fourth of the district; the actual decrease did not exceed 4 per cent, but it was distributed with great judgment, and large temporary reductions were made wherever a progressive assessment was deemed advisable. This revision must be regarded as eminently more successful than any of its predecessors. The annual average balance, including 1838, is

* Report, 31st August, 1836.

Rupees 63,062, but excluding that year only Rupees 17,908.

Though frequently, the reductions were nearly commensurate with the wants of the village, yet more frequently, as the result has proved, they were far too limited. In some cases, therefore, the settlement has succeeded; in others it has failed; and in many, as the ultimate assessment is not reached till 1848, the trial cannot be said yet to have commenced. With all its benefits it was at best partial, and, founded, as the Collector himself admits, on inadequate grounds, still presses with great inequality.

Value of these reductions as preceding the famine of 1838.

31. Though ineffectual in staying the retrogressive impulse already imparted to some portions of the district, the value of this revision cannot perhaps be adequately appreciated as preceding and in some measure breaking the violence of the fearful calamity of 1838; which may also be considered as having prevented its advantages from being fully developed. The drought of 1834, had visited the west of the district, and this now fell upon the east with peculiar severity. By the former 35 villages were totally desolated in Julalpoor, and by both 72 in Calpee and Humeerpore were laid waste and left without an inhabitant.

Present aspect of the district not materially improved.

32. In the last three years the circumstances of the district do not seem to have improved. The collections appear to be effected with as much difficulty as ever, and the balances are on the increase. Since 1834, fifteen villages in the Calpee Pergunnahs have been sold for arrears of revenue, and fifty have been given in farm. The Government villages in the Pergunnahs Calpee, Humeerpore, and Julalpoor, amount to no fewer than fifty-one, and bear an assessment of Rupees 79,367, or nearly one-fifth of the whole revenue. Many of these are held under the miserable system of *Kham* management and are withering under its inauspicious influences.* The marks of

* The system of *Kham* or *Koork Tehseel*, implying the revenue management of an estate by one or more Chuprassees, generally in conjunction with the Putwarry, has hitherto in this quarter of the country, been fraught with every evil consequence. The obdurate proprietors by collusion with the Chuprassy evade the demands of Government, and, their lands being generally the best, continue to live in plenty. In fact, it was matter of notoriety that the profits of the Zemindars of many villages were much greater under this system than when themselves in possession. The Putwarry, the Chuprassy, and the Zemindars, were, therefore, the parties benefitted by the arrangement: Government always, and the ryot in general, suffered. The estate invariably underwent rapid deterioration, till at last it reached the stage significantly termed "broken down." I trust that the arrangements now made will obviate the necessity of a single village being held under this management, and that the system itself, except under incomparably more efficient checks, will shortly become obsolete.

overassessment and exaction are but little diminished: here and there it is true they have been partially effaced, but more generally they are as apparent as ever, and in some instances still more deeply engraven.

Moderation in assessment taught by the history just recounted.

33. It must ever be the first and highest object of a good Government to diffuse the blessings of industry, content and plenty. The prosperity of the revenue is intimately blended with these ends, and cannot in fact be realized without them. This truth is enforced by few lessons more striking than the history of Bundelkhund. Had we been contented with the revenue of 1815, and been solicitous only to equalize it, the district would, without doubt, have continued to flourish; extent of cultivation would have kept pace with the increase of capital and inhabitants, and the concomitant advantages of trade and commerce would have added to the riches of the country, and to its strength for withstanding the attacks of famine. Our income if not indirectly increased, would certainly not have fallen off, and would thus have been, *at the least*, twenty per cent greater than the impoverished land, denuded in many quarters of its population, can now possibly yield. That this lesson, so dearly bought, may not fail of its effect, the future assessment must be fixed on so easy and moderate a basis, that the benefits, which have thus lamentably disappeared, may as speedily as possible be restored.

CHAPTER III.

TRADE.

Trade: In Cotton.

34. A few remarks seem necessary regarding the trade of the district, the principal articles of which are Cotton and *dl*. The *Cotton* plant, it is well known, grows to great perfection in Bundelkhund; and its produce is not only more abundant, but also of a softer texture and of a whiter colour than that of the Dooab: hence it bears a higher price and is more eagerly sought after. It has always formed the staple commodity of the Calpee market. The purchases of Government amounted at one period to forty lakhs a year, and of private individuals, it is said, to 18 lakhs. Since 1830, the former have been discontinued and the latter have dwindled down to an annual expenditure of barely seven lakhs. Here we may trace one source from which the overwhelming assessment of so long a period was drawn; as well as a cause of the accumulated ruin which has latterly crushed the district.

In âl.

35. The root of the *âl* plant, (*morinda citrifolia*) is a most profitable source of gain. The shrub does not for three years attain full growth, but in the second and third season it yields from its seed a partial return. Unlike every other produce it is seldom injured by the occurrence of drought. It is cultivated principally in Pergunnah Humeerpore, and partly also in Calpee and Julalpoor. The poorer classes seldom possess sufficient capital to enter into the speculation, which is accordingly conducted by the more wealthy Zemindars and by a tribe of Buneeas called *Doomur*, who alone do not think their dignity impaired by the pursuits of husbandry. The root is highly prized by the Natives for its beautiful and permanent dye, and is readily bought up at Moosanuggur in the Cawnpore district, which is its point of traffic.

In Gram.

36. *Gram* is cultivated to a very large extent, and is occasionally exported; but this can only occur when there is a scarcity in the Dooab, and the rise in its price suffices to repay the expense of carriage.

In Ghee.

37. The only other article of extensive traffic is *Ghee*. The vast tracts of fallow land upon which grass is produced in the rains with amazing luxuriance, supply the food of numerous herds and flocks; and the scanty population, unequal to the consumption of their produce, export it in the form of *ghee*, which finds a ready market at Lucknow. The Pergunnahs of Raath and Calpee carry on this traffic to a considerable extent.

The proposed line of road from Cawnpore should be completed by a bridge of boats at Calpee.

38. The grand road which it is in contemplation to form betwixt Cawnpore and Calpee will, undoubtedly, add largely to the commerce of the Northern division of Bundelkhund, and give a fresh stimulus to its productive powers. To complete the scheme, the only desideratum will be a bridge of boats, which could easily be thrown across the Jumna at Calpee.

CHAPTER IV.

THE SURVEY.

The Survey.

39. I proceed now to the consideration of the present Settlement, and first of the Survey.

Demarcation of boundaries.

40. The demarcation of boundaries, I need only say, was conducted in strict conformity with the Sudder Board's Orders, and though there occurred several cases of disputed possession with the contiguous states, they were speedily and amicably adjusted.

Professional Survey.

41. The professional Survey took place in 1840. The result is as follows. In the columns of population the town of Calpee is not included.

Pergunnah.	Statute Acres.	Square miles.	Population.				
			Cultivators.		Non-Cultivators.		
			Men.	Women.	Men.	Women.	Total.
Calpee, ...	111952	175	4448	4409	2213	2125	13195
Humeerpore, ..	81968	128	4474	3751*	3969	4092	16286
Julalpoor, ...	320726	501	16935	17262	10239	11629	56065
Koonch, ...	99519	155½	6733	8055	8020	9484	32292
Total, ...	614165	959½	32590	33477	24441	27330	117838

Field measurement and means adapted for its verification.

42. The verification of the Khusreh or field measurement was treated as a work of paramount importance; since upon its faithfulness is based every subsequent proceeding. A line having been drawn across the village map, the fields through which it passed were re-measured and compared with the original; and other places selected at random were subjected to the same test. Thus no discrepancy of any importance could remain concealed: and when any serious inaccuracy was brought to light, a fresh survey was demanded.

* The great inferiority of women to men in numbers in Pergunnah Humeerpore and partially in Calpee may be accounted for by the unwillingness of the Rajpoots to state the number of their females: at the same time it must be confessed that it gives a color of truth to the Statements of Zemindars of other castes that the Rajpoots still indulge in infanticide, using a poisonous herb *(asclepias gigantea)* to effect their purpose. A more constant reference to the women of the *Busore* and *Dhanook* tribes, who are generally employed on the occasion of a birth, might tend to put a stop to the practice.

The following details regarding the Native Schools are curious and interesting. The

Entries of soils carefully corrected.

43. But, as the assessment depends as much on the species of land as on its extent, a scrutiny into the entry of soils was a matter of equal importance and of greater difficulty: for the Ameens, less perhaps from knavery than from ignorance of the distinguishing marks, had seldom given a correct return. It was necessary therefore to visit every field in every village, and thus to place beyond a doubt the capabilities of its soil. These proceedings conducted by respectable Peshkars were strictly checked and revised by the Deputy Collectors and Tehseeldars; and I had the satisfaction myself of examining and testing a considerable number of Khusrehs in each Pergunnah. I have no hesitation, therefore, in affirming that the field measurement may safely be relied on, as it regards both area and soil.

CHAPTER V.

SOILS OF BUNDELKHUND.

Soil of Bundelkhund incapable of irrigation.

44. The distinguishing feature of Bundelkhund is the absence of irrigation; which is generally rendered impracticable by the enormous depth of the water, often 100 and 125 feet below the surface: and by the peculiarities of the soil, which is so penetrated with holes, cracks and fissures, that even were water

town of Calpee is included in the table.

Pergunnah.	Number of Schools.	Pupils.			Number of Pupils who read		Remarks.
		Hindoos.	Mussulmen.	Total.	Only Hindee or Nagree.	Persian.	
Calpee, ...	15	230	42	272	214	58	Of these, 7 Schools belong to the town of Calpee.
Humeerpore, ..	11	90	3	93	87	6	
Julalpore, ...	23	137	4	141	134	7	
Koonch, ...	34	437	35	472	460	12	12 Schools belong to the town of Koonch.
Total, ..	83	894	84	978	895	83	

The puplis who are noted as learning only Hindee or Nagree, are in general instructed in the merest elements of reading and writing, such as is just sufficient to enable them to keep the accounts of the Putwarry or Buneeah.

procurable it would hastily disappear without producing any of the effects of irrigation. To supply the place of this the grand test of fertility in other districts, it became necessary to institute a careful classification of the soil in respect of its natural capabilities of production.

Divided into four species: mar.

45. The lands of Bundelkhund are divided into four great classes, *mar*, *kabur*, *purwa*, and *rakur*. The *mar* is a fine rich black mould; it is soft and crumbles in the hand; so that if you throw a clod of it to the ground it falls to pieces. It is distinguished by an extraordinary power of retaining moisture, and by so singular a fertility that, except in years of drought, it produces rubbee crops with almost the same exuberance as the irrigated lands of other districts. The principal crops grown upon it are wheat, grain, and *âl*.

Kabur.

46. *Kabur* approaches the *mar* in color, but possesses none of its soft and tractable qualities. It is a stiff tenacious soil, in which the rain speedily dries and renders it harder than ever. When broken up it forms into large masses, to reduce which requires the application of considerable force. It is therefore difficult to till, and not remarkable for its fruitfulness. In seasons of drought it is one of the first soils to fall out of cultivation, and one of the last again to come under the plough. Its value is less than that of *mar*, and its rates considerably lower. Wheat and *âl* are seldom if ever cultivated on it; but it yields almost every other sort of produce.

Purwah.

47. *Purwah* is a light yellow earth with a frequent admixture of sand. It is generally soft, and therefore easily cultivated. But it is poorer than *kabur*, and its rates are still lower. *Khurreef* crops are principally sown upon it, and it bears in great perfection the cotton plant. It is the only soil which can be irrigated with advantage.

Rakur.

48. The *Rakur* is the refuse of the other soils; it may resemble any of them in colour, but is hard, stony and unfruitful. It produces *Khurreef* crops, and these only when the rains are not unfavourable.

Kuchar, and Turee.

49. There are two other classes of soil, which are determined less by their own nature than by their proximity to rivers. The *Kuchar* embraces all those lands to which the moisture of the

stream extends. It generally equals, sometimes surpasses, *mar* in fertility, and always yields a fine *rubbee* harvest. The *turee* or *teer* is a more perfect species of *kuchar*, and is invariably flooded by the stream, which leaves upon it a rich slimy deposit. It far exceeds in the luxuriance of its produce every other species of soil, and seldom suffers from years of drought, which by their high prices only tend to enhance its value. A drawback to both these soils, but especially to the latter, is their want of permanence; for they are sometimes carried away by the very floods to which they owe their fertility.

CHAPTER VI.

PRINCIPAL OF SETTLEMENT.

50. I propose next to explain the general principles upon which the Government demand has been determined and allotted. My settlement is based on a double classification, viz. of *soils* and of *villages*.

Principles of settlement explained.

51. The different species of land which I have described above are almost invariably met with in tracts. Mar, for instance, is rarely seen in small patches; it generally extends in a continuous and unbroken course for many miles. Villages situated in such tracts are of a superior description and constitute a superior class.

Classification of villages: first class.

52. To such a field of mar will generally succeed a similar one of kabur, or, as the natural structure of the country directs, of purwa. As the one or the other soil preponderates, or is more or less interspersed with rakur, a second or a third class is obtained.

Second class.

53. The presence of a stream or of deep ravines is followed by a succession of sandy, stony, or *rakur*, lands; these fall into an inferior class: or the river may have formed its banks of kuchar or turee, which from their peculiar fertility comprise a separate division.

Third and kuchar classes.

54. The mar, which occurs in the mass of that soil, is richer than that which occurs in the second; and still richer than that which occurs in the third, range: and its rent is higher in the former than in

Fertility of the soil greater or less according to the class of villages to which it belongs.

the latter. On the same principle, the rakur lands which are met with in the lowest class, are poorer than those which are found in the higher: and their rent rates are lower in the same rates. And so with the other species of soil; their fertility may be judged of by the class to which they belong.

Same principle adopted in all the Pergunnahs. Sketch maps annexed in illustration.

55. It was one of my first endeavours to classify the villages according to the above principle. The different features of each Pergunnah required different arrangements; but the principle was the same in all. I devoted the greater labor to perfect this classification, as upon it is based my proposal for remissions in years of drought; and, having had an opportunity of myself examining every village, I trust that it may be regarded as complete. To illustrate more forcibly the principle, as well as to display the capabilities of each Pergunnah, I have attached to this report sketches, in which are traced in different colours the different classes of villages.*

Rent rates how discovered, tested, and arranged.

56. My next task was to discover the rent rates of each species of land in each class: and in this also I experienced the benefits of personal investigation. From extensive enquiries I ascertained upon the spot the rates of each soil in almost every village in the district. I found the ryots, and sometimes the zemindars, utterly unsuspicious of my object, and I had rarely any difficulty in eliciting the rent really paid. When I compared the results of my enquiries in different villages and from different ranks, there was an agreement among the whole which exceeded my expectations, and assured me by their undesigned coincidence of the correctness of my data. From the Putwarie's papers, the Quanoongoe's depositions, and the summary suit decisions, separate tables of average rates were drawn out, and materially assisted me in arriving at the rates which were finally adopted.

Result of rates calculated in the usual manner produced too high an assessment.

57. The result of these rates upon the cultivated area furnished a *juma* which it was my next business to compare with the present and past assessment, and condition of the Pergunnah. And here I discovered that the usual application of these rates to the cultivated area, by a deduction of one-third from the gross rental, produced a demand unquestionably too high. In proof, I need only remark that the

* Vide Maps I. II. III. and IV. at the close of the report.

Putwarie's and Quanoongoe's rates carefully deduced and applied to each class, give an increase in the four Pergunnahs of one lakh and a quarter: and the result of my own rates, which were drawn up on the most moderate principles, is an addition of above fifty thousand rupees to the present assessment. A portion of this discrepancy is, perhaps, to be attributed to the excessive decrease granted in a few cases by the Commissioner in 1831; but the portion is so small as not to affect the general result. For there cannot exist a doubt in any reasonable mind, which takes an impartial view of the past and present state of the district, that this very assessment, which falls so greatly below the result of the actual rates calculated according to the usual settlement axioms, is at this moment pressing heavily on the country, and is, in fact, considerably greater than what it can bear.

Former settlements failed by adopting rates without reference to chances of failure.

58. The beacons furnished by the fate of former settlements hold out too solemn and striking a warning to be disregarded. It was upon this rock that Mr. Waring split. His data, as provided both by the estimates of his subordinates and the rates adopted by himself, were in most instances correct when *referred to favourable seasons.* But he seems to have forgotten that Bundelkhund was not capable of irrigation: he left entirely out of his account the probablity, nay the certainty that one out of every four or five years would, more or less be a failure.

Crops entirely dependant on the rains; necessity of striking an average demand.

59. The fallacy lies in supposing that these rates produce to the same extent every year: whereas it is notorious that they fluctuate with every change in the seasons, that they are affected by the slightest inequality, and diminished by every irregularity or deficiency, in the periodical rains. Hence it follows that we must either make an annual settlement, proportioned to the fruitfulness of the year: a plan which, though strongly recommended by Mr. Collector Halliday,* would not only put an end to all security and confidence, but give unbounded occasion to fraud and loss: or, we must so take these failures into account as to confine the demand within the *average* of the general produce.

Injury from unfortunate seasons displayed in *two* respects.

60. The frequent injury, which failures in the crops inflict upon an estate, reduces its value in *two* distinct respects; first, by the

* Report on balances 31st December, 1832; where he states, that had he a *Jagheer* of his own, he would adopt this plan.

actual losses they occasion, and second, by depreciating, as they render uncertain, the returns actually obtained.

61. *First;* The losses to which I allude are not those of severe and extraordinary famines, (for these I have proposed extraordinary remedies,) but, of such unfavourable seasons as are of common occurrence. They consist in the actual failure of crops, in the abandonment of land, and in the departure of the ryots. The two last effects are severely felt from the vast quantity of fallow land which is always at hand, especially in the vicinity of independent territory, and which effectually reduces the demand for it. It is thus that the soil is readily thrown out of cultivation in such unfavourable seasons, and slowly, and with difficulty, reclaimed.

First, in actual losses and land thrown out of cultivation.

62. *Second;* The income of the Zemindars is also rendered less valuable by its uncertainty. In an uncertain trade the gains are large: the profits rise with the risk. Nor is it otherwise with the trade of the Zemindar in Bundelkhund. He employs capital for returns in a great degree uncertain; and he justly expects those returns to be proportionably great; the risk is great, and so must be the profits. Both Zemindars and Ryots are almost always obliged to borrow to a large extent; but as their assets and securities are so uncertain, no man will advance them money, but at an enormous interest: here too, the interest rises with the risk, and further diminishes the net return which remains from the actual gross receipts.

Second, in lowering the value, by rendering *uncertain* the actual returns;

And in increasing the rate of interest.

63. In calculating, therefore, the average surplus, it is plain that it must cover both the actual losses so frequently sustained; the uncertainty which depreciates what is really obtained; and the enormous rate of interest at which money must be borrowed. It is these causes which render overassessment so peculiarly fatal in Bundelkhund, and, as they were left out of consideration in the settlement of 1816, we can no longer wonder at the misery which arose from it.

Surplus allowed to proprietor should be calculated with reference to these losses and disadvantages.

64. In applying the above observations to the subject of the rent and revenue rates, I deduce the necessity of reducing them so far as to leave the proprietor a surplus sufficient to counterbalance their disadvan-

The rent rates lowered on this principle; and adjusted by a reference to past history.

tages, that this surplus amounts to, and what it leaves for the share of Government, could best be discovered by a careful survey of the financial history of each Pergunnah: by this standard, therefore, I regulated the rates. And I may remark as a general principle, that, as the losses and uncertainty above described fall lighter upon the rich, and heavier upon the poor, soils, I always suffered a larger reduction in the rates of the latter than of the former.

The fallow lands not brought under assessment.

65. Having thus decided upon moderate rates and a reasonable *Juma*, it was my next business to distribute the latter by means of the former upon each village. It here became a question whether the fallow lands should in any case be included in the cultivated area; and for the following reasons I decided in the negative.

First. The old fallow lands: peculiar features of Bundelkhund preclude the hope of their being rapidly broken up;

66. *First;* Regarding the old fallow land: it must be observed that most of the villages cover a vast surface in which there is but one hamlet: and it costs a man the better part of the day merely to go to and from the most distant fields. In few estates are there either trees or a well besides those in immediate contact with the houses. The cultivator when he issues abroad is furnished with a small vessel of water, which for a time supplies his thirst: but it is obvious under these circumstances, with no covering to defend him from the intense heat of the Bundelkhund mid-day, with no well at hand from which to quench his thirst, that cultivation at a distance from his home must proceed but slowly. In Humeerpore there are none of those flourishing little colonies from the mother village, the *poorwas* and *muzras* of more favoured districts, which carry to the different parts of an estate, the labour and means required for their cultivation. The difficulty of sinking wells and procuring the growth of trees, and the necessity for houses of solid masonry to withstand the inclemency of the seasons, must render the planting of such off-sets a laborious and a tedious task. Not but that the increase of villages and of the population, may, from the moderation of the proposed settlement be anticipated: but it would be most fallacious to rely upon such contingencies in determining the Government Revenue.

67. It must moreover be remembered that a large proportion of these lands are so light and barren that, under any circumstances, it would be unsafe to bring them under even prospective

But taken into consideration, when likely to be reclaimed; and then how assessed.

assessment. From personal inspection of the soil, and from the past history of the village, I was always prepared to judge whether its fallow lands were likely to be reclaimed; and if they were, the general rate of the new *Juma* upon the culturable area of the class to which it belonged, applied to the culturable area of the village in question, rarely failed to produce a result which could be adopted as the ultimate assessment.

68. *Secondly;* With respect to fields lately thrown out of cultivation, it must be noted, that the poorer soils of Bundelkhund after being cultivated for a few years lose their vigour; and until they have regained it are not resumed. These, it is obvious, do not come under the average extent of cultivation, and must therefore be left out of calculation. I have met with no instance of wilful abandonment for the purpose of forcing a reduced demand:—the only case in which such land would have come under assessment.

Second; land lately thrown out of cultivation.

69. To arrive at the demand finally determined upon, I embraced every source of information. The past history of the village was carefully examined and collated with the records and remarks of former settlements. The Putwarries accounts generally remarkably faithful, were compared with the results of the deduced rates. These, conjoined with my own observations regarding the position, natural advantages, and general condition of the estate, brought before me every circumstance which could elucidate its real value.

All information brought to bear in the determination of the assessment of each village.

70. From a few of the under-assessed villages an increase has been demanded, which will take effect from 1849. Except however in very clear cases, the Government demand has not been enhanced. A main object of the present settlement is to win back the confidence which has deservedly been lost. The minds of those Zemindars, to whom large abatements were formerly allowed, have already been set at ease, and their leases confirmed up to the end of 1848. It appeared, therefore, to be impolitic and unsafe, except in the few instances alluded to, to endanger and unsettle that security which has begun to show its happy effects in the abundance of population and extension of cultivation; and

Increase demanded only in a few instances.

the more especially as, in comparison with the risk, the increase would have been insignificant.

CHAPTER VII.

ASSESSMENT OF CALPEE.

Pergunnahs always spoken of as constituted by the new arrangement.

71. In the following remarks and calculations, I must premise, that the Pergunnahs are always viewed and spoken of as constituted by the new arrangements, in which 16 villages of Calpee have been transferred to Humeerpore: and a considerable portion of Raath, with the small Pergunnah of Khurela attached to Julalpore.*

Traces the assessment of Calpee, and shows the effects of its extreme pressure.

72. The assessment of Calpee in 1806 amounted to little above Rupees 76,000† but was gradually increased till in the fourth settlement, or 1814, it reached Rs. 89,585. Though even upon this taxation there accrued an annual balance exceeding two thousand rupees, it was raised in 1816 to Rs. 1,15,334, being an increase of Rupees 25,749. This, with little abatement, continued to be the demand for ten years, and notwithstanding its enormity, the annual balance during that period was not much above three thousand rupees. Drained at last of its wealth, the Pergunnah refused to yield the revenue with such facility; and although in 1826, the assessment fell to Rupees 1,05,349, the balances increased by one-third. So strongly had the fatal seeds of overassessment now taken root, that the farther remission in 1831 of above Rupees 12,000 made no impression, and the annual balance increased to Rupees 5,632. The ninth settlement of 1836, though it gave large temporary relief, afforded but little ultimate reduction, and failed therefore to apply the only remedy which could effect a permanent cure. The balances in this settlement instead of falling off, have greatly increased; they amount to an average of Rupees

* The Pergunnah boundaries were arranged by Mr. Morgan, (late Settlement Officer) and myself. Vide Mr. Morgan's letter, No. 25, dated 17th May, 1841, and mine, No. 48, dated 5th June, 1841.

† Vide Appendix C.

12,000: or excluding the year of famine to above Rupees 7000. When it is added that there are now ten villages held *Kham*, and sixteen, (whose *Juma* exceeds one-fourth of that of the whole Pergunnah,) the property of Government; and that of about fifty, which were depopulated in the late famine, a large number are but just inhabited, and a few are still completely deserted; there needs no further proof of the fearful lengths to which exaction has been carried, and of the havoc which succeeding calamities, deriving strength from that exaction, have inflicted.

Three things to be noted: First, the reductions in 1831 and 1836, much less than in other Pergunnahs.

73. In examining the above details three circumstances deserve to be noted. *First;* the abatements both of 1831 and 1836 fell far short of those granted in other Pergunnahs, though the necessities of this were greater: its extreme length, perhaps, prevented any combination among the land-holders for withholding the revenue and forcing a reduction; and, from its remote situation it lay very far out of the general route adopted by the Collectors, in their circuits.

Second; hence the present assessment is more severe.

74. *Second;* hence the present assessment is very much higher than in Humeerpore, and Julalpore, as the annexed statement will prove.

Pergunnah.	Rate per acre on cultivated area.	Rate per acre on culturable area.
Calpee,.....	2 9 8½	1 6 4½
Humeerpore,.....	1 15 10	1 5 3
Jelalpoor,.....	1 12 9	1 3 0
On 3 Pergunnahs,...	1 15 0	1 4 0

Third; and yet the land is poorer and its means more limited.

75. *Third;* notwithstanding this heavier taxation, its soil is poorer and its resources less abundant; the former will appear by a reference to the table in paragraph 77, and the latter from the following comparison.

Pergunnah.	Population per square mile.	Population per square mile excluding towns of Calpee and Koonch.	Ploughs to the square mile.	Bullocks per square mile.
Calpee,.....	184	75½	10·5-6ths.	26½
Humeerpore,...	127¼	127¼	13½	33½
Jelalpoor, ...	111·4-5ths.	111·4-5ths.	15½	32
Koonch, ...	208	136	20¼	48
Total,...	142·3-5ths.	107·7-9ths.	15⅛	34

76. I was prepared, from an examination of all these facts, to expect that the assessment must return as low as that of 1806, if not, from the deteriorated condition of almost every village, still lower.

Large reductions were therefore anticipated.

77. A glance at the sketch map* of this Pergunnah will give a clearer conception of its geological character than any verbal description. Extending scarcely beyond the banks of the Jumna, its main feature is an unusually large proportion of alluvial lands: these form a separate class termed *Kuchar*. The following statement shews the extent of *Teer* and *Kuchar*, as well as of the other soils, compared with those of Humeerpore and Jelalpore: the figures denote the amount per cent.

Classification: Kuchar villages.

Pergunnah.	Mar.	Kabur.	Purwa.	Rakur.	Turee.	Kuchar.
Calpee,..... ...	22	18⅓	33⅓	14⅓	3⅔	8⅓
Humeerpore,..	36⅔	22	18	14	2⅓	6
Jelalpoor,.....	32½	17½	21½	21¾	¾	5

The Turee and Kuchar of Pergunnah Calpee are peculiarly rich and fertile, and the rates adopted for them are proportionately high.

78. The first class villages contain in general a preponderance of Mar: but in comparison with the first class of other pergunnahs, that of Calpee is decidedly inferior, for the Mar is

First class villages.

* Vide Map No. 1.

neither of so rich a description, nor does it bear so large a proportion to the inferior soils.

A peculiar species of soil, *white purwa*, to the north-west.

79. To the extreme north-west lies a cluster of villages composing the *talooqua* of Bhudaiek; these belong almost entirely to the first class. They contain no Mar, but the want is more than compensated by the presence of a species of soil called *white purwa*, which I have met with no where else in Bundelkhund. In colour it is white, and its appearance betokens a large admixture of lime. In fertility it surpasses Mar, and rivals the richest tracts of Kuchar. It is included in the column of Mar in the form above transcribed.

Second and third classes of villages.

80. The *purwa* of Calpee, which is the most prevalent soil, is generally poor. In its richer forms and joined with Kabur, it constitutes the second class. The third class is composed of a very light soil; it lies for the most part in the vicinity of ravines into which the heavier land has long since been washed down; it is, therefore, peculiarly liable to suffer from any irregularity or deficiency in the rains; and I have adopted for it very low rates, without which, indeed, it is vain to hope for its prosperity.

Great decrease resulting from deduced rates.

81. When I came to apply my deduced and modified rates, I found that they produced a reduction of twenty thousand rupees, that is of above 20 per cent. It may be taken as a proof of the enormous overassessment of this unfortunate Pergunnah, that the same rates applied to Humeerpore and Julalpoor yield notwithstanding their superior fertility, a result greatly *exceeding* their present assessment.

Rates finally adopted.

82. The rent rates finally determined upon were as follows:

Class of villages.	Rent rates on each soil.						
	Mar.	Kubar.	White parwa.	Common purwa.	Rakur.	Turee.	Kuchar.
						6	4 12
Kuchar, ...	3 14	3 4	0	2 12	1 8		
First, ...	4 2	3 8	4 8	2 6	1 12	5 4	4 2
Second, ...	3 10	3 2	3 12	2 2	1 4	4 2	3 12
Third, ...	3 0	2 8	3 2	1 8	0 14	3 4	0 3

The deduced revenue rates were formed by the deduction of one-third from the above, and the same rule was adopted with regard to the other Pergunnahs. It is not necessary therefore to give them in detail.

Causes of the new assessment being above the result of the rates.

83. The assessment at these rates is Rupees 73,611; but I found in proceeding with the analytic process that, partly from the richness of the Kuchar, partly from the extent of fallow land which I had good reason for expecting to be reclaimed, I could increase the demand with perfect safety to Rupees 76,958, at which therefore the proposed Juma stands. The former settlement of fourteen villages, bearing an assessment of Rupees 5,229, has been retained unchanged; and the state of no village in the Pergunnah was such as to warrant an increased demand.

Table displaying the result of the settlement.

84. The following table shews the result of the assessment in each class.

Class of villages.	Former Juma.	Juma according to deduced rates.	Proposed Juma.	Decrease.	Rates per acre of former Juma.		Rates per acre of proposed Juma.	
					On cultivated area.	On culturable area.	On cultivated area.	On culturable area.
Kuchar,.....	22408	17433	18445	3963	3 2 9	1 12 2½	2 9 9	1 7 3
First,.....	47140	39167	41008	6132	2 11 10	1 8 11	2 6 1½	1 5 8
Second,.....	20240	13878	14881	5359	2 5 10½	1 3 2	1 11 10	14 1½
Third,.....	3635	2966	2624	1011	1 3 2½	8 3½	13 10	6 0
Total,....	93423	73444	76958	16465	2 9 8	1 6 4½	2 2 4	1 2 5

Progressive assessment and temporary reductions in many cases necessary.

85. From the excessive depression and exhaustion of this Pergunnah, I have been often obliged to adopt a progressive assessment and allow at first ample relief. The temporary reductions beyond my proposed Juma amount in the first year to Rupees 13,000 but diminish as the term advances. In some villages the ultimate Juma is not reached for many years. The fallow lands have been so long out of cultivation, and in some instances are so completely overgrown with the long grass called "*Kaus*," a determined enemy of the husbandman's progress, that not even the most sanguine could expect them to be speedily reclaimed. That they will ultimately be again brought under cultivation, now that the landed proprietors have an interest in the undertaking, I have not the slightest doubt; but it must be

a work of years. In these cases there was no alternative between compromising the claims of Government by fixing an unduly low assessment; or, after having settled an ultimate fair and reasonable demand, giving temporary reductions proportionate to the amount of waste land, and the term of years within which it was likely to be reclaimed. Of the propriety of adopting the latter course, I think there can be no question.

Collections of Calpee would be facilitated by its annexure to Jalown.

86. The collections of Calpee must always, from its extreme length, be of difficult and expensive management. The Pergunnah, if it were feasible, should be broken into two parts, and annexed, one-half to Pergunnah Kuthown, the other to Pergunnah Oray, in Jalown. The advantages of compact and well-formed divisions would in such case be very great; I speak with regard only to the revenue arrangements; those in the police department, it is reasonable to expect, would be still greater.

CHAPTER VIII.

ASSESSMENT OF HUMEERPORE.

Financial history of Pergunnah Humeerpore.

87. A reference to Appendix D will show an advance in the assessment of Pergunnah Humeerpore, similar to that in Calpee, crowned in 1816, by an increase of Rupees 23,651. But here the resemblance stops. A re-action took place, and each succeeding settlement, surpassed its predecessor in the extent of its reductions. In 1821 and 1826, the demand was relaxed by above fifteen thousand rupees; and the rash and precipitate revision of 1831 diminished it still further by Rs. 14,614. By the latter settlement, the Juma stood at Rupees 79,556 being above thirty thousand rupees lower than Mr. Waring's assessment. That the reductions of the eighth settlement in 1831, did at least as much harm as good, is evidenced by the increase of the annual balance from little above Rs. 7,000, the average of the two past settlements, to Rs. 12,000. In 1836, a further concession of above two thousand Rupees was made, but being allotted with more prudence, ithad far greater effect in restoring the prosperity of the Pergunnah. Since that time the annual balance, excluding the year of famine, is below Rupees 3,000.

Great reductions latterly granted; their probable cause.

88. The aggregate reductions since 1821 amount to Rupees 32,696, thereby reducing the assessment considerably below what it ever before had been. The turbulent spirit of the Rajpoot population may have forced this excessive decrease. It is not improbable, that the close vicinity of the villages to the Collector, affording their proprietors an opportunity of plying and enforcing their claims by unremitting importunity, may have likewise contributed to the same end; and this is the more likely, as the majority of the powerful combinations obtained unwonted decrease, while the weaker and less threatening communities continue still to bear their burdens. I have explained above, why it appeared impolic to raise in general the assessment of the former; it was therefore to be expected that the relief now justly due to the latter would still further diminish the *juma*.

Division into three classes.

89. Although the culturable area of Humeerpore is smaller than that of Calpee, yet the amount of land actually under cultivation is much greater.* Beyond comparison more regular and compact, it contains none of those barren and stony tracts which compose the third class of that Pergunnah. The great bulk of the villages belong to the first class; the *Mar* not only bears an uncommonly large proportion to the inferior soils,† but is extremely fertile; a certain proof of which may be gathered from the fact that the land cultivated with the *dl* plant amounts to nearly one-tenth of the whole cultivated the area.‡ The second class is composed almost entirely of Kabur and Purwa, the harder and lighter soils, which are at once more difficult of cultivation, and more liable to loss from want of rain. The Kuchar villages resemble those of Calpee, but the alluvial lands, especially on the banks of the Betwa, are slightly inferior.

Rent rates and their result.

90. When the peculiar traits of its history are remembered, it will not be astonishing that the rates noted in paragraph 82, raise the assessment of Humeerpore from Rupees 77,600 to Rupees 86,522. The great remissions previously granted to some villages having reduced the general standard of rent rates actually levied, I was obliged to go below the rates adopted for Calpee, and finally de-

* Vide Appendix G.

† Vide Statement in Para. 77.

‡ Vide Appendix H.

termined on the following, which still yield an increase of about Rupees 3,500.

Class of villages.	Rent rates on each soil.											
	Mar.		Kubar.		Purwa.		Rakur.		Turee.		Kuchar.	
Kuchar, ...	3	14	3	4	2	8	1	8	5	12	4	8
First, ...	3	14	3	4	2	4	1	8	5	0	4	0
Second, ...	3	8	2	12	1	12	1	0	4	0	3	6

Result of the new settlement detailed.

91. In affording relief to the depressed villages and somewhat of equality to the whole, a decrease of Rupees 7,200 was incurred. Five estates, which were unusually under-assessed, have been subjected to a small increase: and the net reduction is thus diminished to Rupees 6,358. The following is the result of my arrangements.

Class of villages.	Former Juma.	Juma by deduced rates.	Proposed Juma.	Total decrease.	Total increase.	Net decrease.	Rates per acre of former Juma.						Rates per acre of proposed Juma.					
							On cultivated area.			On culturable area.			On cultivated area.			On culturable area.		
Kuchar,	15740	14851	13698	2475	433	2042	2	4	9	1	9	0	2	0	0	1	5	9
First,	53794	58645	50608	3596	410	3186	2	0	0	1	5	10	1	14	1	1	4	6
Second,	8066	7539	6836	1230	0	1230	1	8	6½		14	6½	1	4	10	0	12	4
Total,	77600	81065	71142	7301	843	6458	1	15	10	1	5	3	1	13	2	1	3	6

The assessment of several villages not altered.

92. The assessment of eleven villages, bearing a Juma of Rupees 12,281, has been retained unaltered, and that of at least an equal number but slightly changed.

Progressive settlements occasionally adopted.

93. Progressive settlements have been adopted, as in Calpee, in every case of necessity. The relief thus granted in the first year exceeds Rupees 8,000.

CHAPTER IX.

ASSESSMENT OF JELALPOOR KHURELA.*

History and present condition of Pergunnah Jelalpoor Khurela.

94. The Pergunnah of Jelalpoor Khurela has been an arena, in which the opposite extremes of exaction and subsequent abatement have been developed in the widest extent. It is needless, therefore, to repeat the story which has been already told; I will merely refer to Appendix E, and remark, that in the present state of the Pergunnah, we have all the graduations and stages of the histories above recounted, from the grinding overassessment which has continued unchanged from 1816, to the favoured and, now, prosperous instances of excessive abatement granted in 1831. But in dismissing thus briefly its history, it requires explanation that the proportion of estates labouring under overassessment is very much larger than in Humeerpoor, and that their state approaches in depression and deterioration to the similar cases adverted to in Calpee. No less than twenty-nine villages, yielding a *Juma* of Rupees 53,525, have gone to ruin and been purchased by Government, and fourteen are at present† held *Kham*. It was obvious, therefore, that the necessity of a considerable reduction might be anticipated. On the other hand, the abatements of the eighth settlement in 1831 appear to have been granted with more than usual rashness: undue limitation of the Government demand was therefore more general and glaring than in Humeerpore. A small increase was to be expected from this quarter.

Jelalpoor and the annexures to it treated of separately.

95. The original Pergunnah being in its natural features different from the annexures to it towards the south, from Raath and Mohda, I shall advert to each separately.

General appearance of Pergunnah Jelalpoor.

96. The broken and barren lands of Jelalpoor are not only of a wilder character than those of Calpee, but cover a much more extended surface. Standing on an eminence by the town of Jelalpoor, you may look around, and for miles see nothing but the rugged crests of innumerable hillocks, from which all trace of vegetation has been swept into the ravines that intersect them. The spectacle is striking, and its wavelike appearance has been

* I have introduced the affix *Khurela* into the name of this Pergunnah in accordance with Para. 7, of the Resolution of Government, dated 30th October, 1837, quoted in Appendix V. of the Settlement Circular.

† That is before the arrangments of the new settlement were carried into effect.

graphically described* as resembling "the sea in a state of great commotion." A reference to the classified map will display the different classes scattered together in such extraordinary confusion, that the imagination can scarcely supply the various chasms and ravines which have occasioned so great a disruption in the original distribution of the soils.

Classification of villages: First class.

97. The rivers Beroan and Purwaïr run through the Pergunnah, and sever three distinct ranges of *Mar*, which it is therefore natural to conclude originally extended uninterruptedly across. The Eastern range is by far the most fertile, and adjoins to the *Mar* villages of Modha and Someerpoor. The Central and Western tracts, as they approach more closely to the ravines, are less rich. The whole constitutes the first class, which is slightly inferior to that of Humeerpoor.

Second, third, and Kuchar classes.

98. The second and third classes follow the course of the rivers. In some of the second class villages, sugarcane was, in the palmy days of the Pergunnah, cultivated on the *Purwa* lands, which are admirably adapted to its growth; but the prostration of their resourses has compelled the Zemindars to discontinue its production and it has now almost entirely disappeared. Both of these classes are very poor, and bear a strong resemblance to those of Calpee. The *Kuchar* villages, from the absence of the Jumna, are inferior to those of the other Pergunnahs.

Annexures from Raath, devided into three classes.

99. The first class villages transferred from Raath are composed of the most fertile *Mar*, surpassing that of every other Pergunnah but Koonch. Sugarcane is grown to a considerable extent both in them and in the second class: the latter may therefore be looked upon as somewhat superior to the second class of Jelalpoor proper. The water is very close to the surface; and irrigation in the Purwa lands is practicable, and is somtimes attempted from *Kutcha* wells; but the scantling of land which is really irrigated, rarely exceeds the size and character of a garden, and could not therefore be taken into account in my rates; though in the assessment of individual villages I have adverted to the circumstance, and recorded it in my remarks in the village statements. The third class resembles that of Jelalpoor, and is included in it.

* By Mr. Collector Pidcock in one of his summary reports (Mouzah Khundout.)

Small Pergunnah of Khurela composed entirely of first class villages.

100. Towards Khurela, a new feature in the scenery appears in the occasional hills which, composed of huge masses of rock piled upon one another in strange confusion, rise like icebergs from the plain. The *Mar* land extends with undiminished fertility up to their very base: but the streams which arise from them have in some places supplanted the richer soils: with this exception the small Pergunnah of Khurela is equal to the first class of Raath.

Rates applied to Jelalpoor, and the second and third classes of Raath and their result.

101. As the first class and *Kuchar* villages of Jelalpoor resemble both in soil and history the same classes in Humeerpoor; and as the second and third classes of Jelalpoor and Raath possess the same features as those of Calpee; I applied to each respectively the rates of those Pergunnahs. The present Juma of all these divisions is Rupees 1,78,327: and the result of the rates is Rupees 1,87,401. A large proportion of the villages were, nevertheless, bending under grievous overassessment, and in affording them relief, a reduction of above twenty thousand Rupees was unavoidable; from seven villages an increase amounting to Rupees 2,082 has been obtained; the proposed *juma* therefore stands at Rupees 1,59,612.

Rates adopted for the first class of Raath, and the assessment produced by them.

102. To the first class of Raath, I applied the rates of the first class of Calpee, which, it will be recollected, are higher than those of Humeerpoor, and their result is only Rupees 1,344 lower than the present assessment. The villages, however, of this class were, with few exceptions, severely assessed, and had obtained little relief since the time of Mr. Waring: as the effects of exaction I may note that the total juma of the annexures from Raath is Rupees 66,000 of which amount, Government has been compelled itself to purchase villages yielding above Rupees 21,000. I found, therefore, that a further net reduction of Rupees 4,128 beyond the product of my rates was absolutely necessary.

Rates applied to Pergunnah Khurela, and assessment determined upon.

103. To Pergunnah Khurela, I applied the same rates, but with a very different result; its present assessment is Rupees 46,905, and they raise it to Rupees 64,481, or above 37 per cent. To account for this extraordinary difference, we must recur to the history of the Pergunnah. It was formerly attached to Mohda, and like it is almost entirely composed of

Bhyachara villages. The Zemindars are Rajpoots, and constitute in general a large and bold confederacy, who conceive themselves to be beyond the pale of the usual means of duresse, and scorn the threat of a farming lease or a sale. Up to 1816, the assessment was very nearly what it now is; in that year Mr. Waring raised it to Rupees 60,350, which, it will be observed, is still more than four thousand Rupees below the product of my rates. This Juma continued to be paid for the next 15 years, when the Zemindars seeing the numerous reductions granted elsewhere, held back, and could not be appeased till, in 1831, the demand was reduced to its present amount. Here, as in other Pergunnahs, the weakest shared the worst; and in reducing the demand upon several villages still heavily taxed, a further reduction of Rupees 1,655 could not be avoided. To have increased the assessment of those villages would have been most imprudent; for the small advantage could not be put in competition with the hazard of so extensive and determined a set of men throwing up their engagements, setting a farmer of defiance, and in the end ruining their estates. The enormous village of Khurela Khas (which contains an area of 17,105 acres of arable land, 12,333 of which are under cultivation,) is at present assessed at Rupees 17,500: my deduced rates raise it to Rupees 30,415, and yet Mr. Waring never ventured further than Rupees 22,000. The six thokes of this prodigious village will henceforth constitute separate estates, and, if an increase ever be advisable, it should be postponed until these divisions have from long habit become familiar; and the cord, by being divided, has lost its strength.

Result on the whole Pergunnah; and table displaying the proposed assessment.

104. The result on the assessment of the whole Pergunnah I give below, specifying separately each distinct class. No change has been made in the settlement of twenty-three villages assessed at Rupees 58,956, and in that of a still larger number, but little alteration has been necessary. The total increase amounts to Rupees 2,732, and has been charged upon eleven estates. Temporary reductions have been allowed on the same principle as in Pergunnah Calpee; in the first year they amount to nearly Rupees 16,000.

Class of villages.	Former Juma.	Juma by deduced rates.	Proposed Juma.	Decrease.			Rates per acre of former Juma.		Rates per acre of proposed Juma.	
				Decrease.	Increase.	Net decrease.	On Cultivated area.	On Culturable area.	On Cultivated area.	On Culturable area.
Kuchar,	28,450	29,533	24,732	3,818	100	3,718	1 14 9	1 0 11	1 10 9	0 14 9
1st class. Jelalpoor,	85,650	96,979	80,822	6,710	1,882	4,828	1 13 4	1 3 8	1 11 8	1 2 6½
1st class. Raath, ...	50,568	49,224	45,096	5,922	450	5,472	2 4 3	1 10 3	2 0 4	1 7 5
1st class. Khurela,	46,905	64,481	45,250	1,855	200	1,655	1 11 1½	1 3 0	1 10 2	1 2 4
2nd class Jelalpoor,	42,525	43,496	37,410	5,215	100	5,115	1 7 8½	1 0 2	1 4 10	0 14 2½
2nd class Raath,..	14,813	12,026	11,520	3,293	0	3,293	1 14 3½	1 6 11	1 7 7	1 1 10
Third class, ...	6,889	5,367	5,128	1,761	0	1,761	1 4 3	0 8 10	0 15 1	0 6 7
Total, ...	275,800	301,106	249,958	28,574	2,732	25,842	1 12 9	1 3 0	1 10 1	1 1 3

105. The circumstances of Koonch, which will next come under consideration, being greatly superior to those of the rest of Bundlecund, it appears proper at this stage of the report to compare the assessment of the Pergunnahs already treated of, with that of the adjacent districts. The following statement shows the result with reference to the present revenue of Banda.

Compares the assessment of Pergunnahs Calpee, Humeerpore, and Jelalpoor, with that of Banda, and annexes table of their rates.

Pergunnah.	Rates per acre on former Juma.			Rates per acre on proposed Juma.		
	On total area.	On culturable area.	On cultivated area.	On total area.	On culturable area.	On cultivated area.
Calpee, ...	0 13 5	1 6 4½	2 9 8	0 11 1	1 2 5	2 2 4
Humeerpore, ...	0 15 4	1 5 3	1 15 10	0 14 0	1 3 6	1 13 2
Jelalpoor Khurela,	0 13 10	1 3 0	1 12 9	0 12 6	1 1 3	1 10 1
Total, ...	0 13 11⅔	1 4 0	1 15 4	0 12 5	1 1 10	1 11 10½
Rates in Zillah Banda, ...				0 14 5	1 3 0	1 11 10

106. The comparison is gratifying, for it shows a close approximation to the assessment of Banda, the moderation of which has of late been established by the ease of its collection.

The comparison is satisfactory.

107. I subjoin the general rates of the former and proposed assessment of the Pergunnahs, which are under the direct management of the Collector of Humeerpore. They fall very near to those of the Calpee Pergunnahs.

Compares rates of former and proposed Juma in Pergunnahs Raath, Punwarry, Mohda and Someirpore.

I did not receive these results in time to regulate any of my

Rates per acre on the former Juma.			Rates per acre on proposed Juma.		
On total area.	On culturable area.	On cultivated area.	On total area.	On culturable area.	On cultivated area.
* 0 15 9	1 4 9	1 15 9	0 13 2	1 1 4	1 10 6

* N. B. These rates have been furnished to me by Mr. Allen although in some instances he has not arrived at his final conclusion. It is possible, therefore, that they may yet undergo some change; but the difference, if any, will be slight; and as it will probably be on the side of decrease, it will only strengthen the conclusion I have drawn.

proceedings by them: but they show at all events that my demand *in the gross* is not too low; for the Humeerpore Pergunnahs certainly exceed in fertility those of Calpee, Humeerpoor, and Jelalpoor; and yet the rate of the new Juma on the cultivated area of the former is Rupees 1—10—6, while in the latter it is close upon Rupees 1—12—0.

CHAPTER X.

ASSESSMENT OF KOONCH.

Sketch of the history of Koonch.

108. The treatment of Koonch, as I had reason to observe in the second Chapter of this report, has been quite different from that of the rest of the district. The first settlement, made in 1807, fixed the demand at Rupees 1,72,517.* In the following year the Pergunnah was made over to Holcar, but in 1809, being again restored to our management, its assessment was raised to Rupees 1,75,929. The two following revisions of 1810 and 1813 still further increased the *Juma* to Rupees 1,89,781; and in 1816 Mr. Waring, who, had the Pergunnah been ours, would certainly have gone beyond two lakhs and a half, made a comparatively moderate settlement at Rupees 2,16,533. This was but slightly modified in succeeding years, and the addition in 1837 of Rupees 1,244, on account of two resumed Maafee villages, placed it at its present amount, Rupees 2,19,266.

Divided into three classes.

109. Koonch contains a much larger proportion of *Mar* than I have met with elsewhere. In fractions of one hundred the several soils range thus; *Mar* 64⅓; *Kabur* 26; *Purwa* 8⅙; *Rakur* 1½. The eastern half of the Pergunnah and a few villages to the extreme west consist entirely of *Mar*, and compose the first class. To the west the soil is principally *Kabur* and *Purwa*, and forms the second class. Occasional villages consist entirely of the poorer land and belong to the third class. There are no ravines or broken ground in the whole Pergunnah; and the sketch map† clearly shows how the *Mar*, *Kabur*, and *Purwa*, soils are disposed to run in extensive and distinct fields, unless disturbed by external violence.

The *Pow*, a flood which irrigates part of the Pergunnah.

110. In most seasons a large part of the Pergunnah enjoys a peculiar means of fertility, which imparts something of the fructifying powers of irrigation. The territory of Sumtur is raised considerably above the level of Koonch,

* Vide Appendix F. † Vide Map No. IV.

into which therefore its superfluous rain is poured. The flood, extended over several miles, enters to the south-west, and moving in a north-westerly direction traverses the Pergunnah. It sweeps not along as a river, but settles with a wide spread surface on the face of the ground, imparting not only moisture, but a rich deposit, and producing a most luxuriant rubbee harvest. This natural irrigation which is termed the *Pow*, spreads over perhaps a fifth or a sixth part of the whole Pergunnah. The land subject to it is, for the most part, included in the first class; and I have always given the advantage due weight in estimating the capabilities, and fixing the revenue, of an estate. It must be recollected, however, that the benefits of irrigation are secured only in a partial degree; for any deficiency in the rains is followed by a corresponding deficiency in the flood, which not unfrequently fails entirely.

Extreme fertility of the soil.

111. But, leaving this flood out of sight, the soils of Koonch are incomparably superior to the richest of any other Pergunnah; and their rates are in consequence from a fourth to a half higher. The crops produced upon the *Mar* lands are so luxuriantly rich, and cover the surface so completely, that you may pass from village to village and see no traces of their boundaries, no traces even of the division of the fields, excepting the road you are upon, and that too, sometimes, half overgrown with wheat. The first class villages contain an area of 44,292 culturable acres, of which only 2,689 lie fallow;* and out of 78,966 acres, which is the entire amount of arable land in the Pergunnah, there are but 8,411 acres uncultivated. The great source of the fertility of the soil is its humidity, which is frequently so great as not to permit of the growth of a *Khureef* crop. To the same cause may be attributed the comparative absence of the *ál* plant,† the roots of which are destroyed by excess of moisture.

Cultivated principally by Koormies.

112. With the exception of some Goojers and Thakoors, the village communities are composed of Koormies: and to any one acquainted with their industry and skill in agriculture, this circmstance will not be placed last among the causes of the high cultivation of Koonch. They are thickly located in every direction, and where they do not posses any proprietary right, they are to be found as cultivators.

* Vide Appendix G.

† Vide Appendix H.

113. If any thing remained to complete the prosperity of the Pergunnah, it may be found in the extensive trade carried on in the town of Koonch; which numbers a population of 14,526 persons, including 3,363 cultivators. It is a principal mart in the traffic of cotton, salt, and cloth, and furnishes a ready market for the produce of the Pergunnah.

Extensive trade carried on in the town of Koonch.

114. When we combine with all these advantages, those of confidence and security arising from a uniform, and somewhat equal, assessment; from the continuance of the soil in the hands of its original owners, who, as they have the greatest interest in its prosperity, are the most likely to maintain it; and from the absence of the host of speculators, who devastated the other Pergunnahs; we can easily account for those marks of fertility, industry and comfort which, standing out in strong relief from the effects of surrounding oppression, cannot fail to arrest the most casual observer.

Other advantages which have combined towards its extraordinary prosperity.

115. Still, I am of opinion that the Pergunnah is over assessed. First, from the excessive rate both on the cultivated and culturable area, at which its *juma* falls, and which considerably exceeds that of the irrigated district of Cawnpore, and even of some of its most fertile Pergunnahs. I annex a statement instituting the comparison.

The assessment proved to be heavy: first, by comparison with that of Cawnpore.

District.	Rate per acre on cultivated area.			Rate per acre on culturable area.		
Koonch, ...	3	1	9	2	12	5½
Cawnpore, ...	2	12	7½	2	4	8¾

116. *Secondly*; my rent rates, carefully deduced from an extensive induction of personal enquiries, when applied to the area of Koonch produce a considerable decrease, while on the contrary I have been obliged in every other Pergunnah to go considerably below the rates which were current in it. In the latter case a part undoubtedly of the low standard of assessment is to be attributed to deterioration arising from exaction, and to former undue abatements, causes not existing in this pergunnah. But the principal necessity for a lower standard than that of the actual rates is, as I have explained above,* the uncertainty of the crops. Now, though in Koonch this uncertainty is somewhat

Second, by the application of the deduced rates.

* Vide Chapter, VIII.

less than elsewhere, on account of the extraordinary prevalence of the *Mar* soil, still it does exist, and if sufficient allowance be not made for it, the ultimate consequences are certainly to be feared.

Third, by the present state of the Pergunnah.

117. *Thirdly;* the signs of pressure are visible. Though the revenue was punctually paid until the famine of 1834, yet this circumstance alone must not be looked upon as conclusive of the easiness of the demand; for the Koormee population, it is well known, from their patient spirit will continue to pay even when taxed to the utmost verge of endurance. In 1834, a balance of above Rupees 24,000 was incurred, seven estates were given in farm, and nine private sales effected. The drought of 1838 fell upon this Pergunnah with fearful severity; the crops failed, the dense population seemed literally to be swept away, and of the whole year's revenue only Rupees 21,604, or considerably less than 10 per cent, was realized. From the effects of this disaster it recovered with such astonishing rapidity, that the revenue of 1839 was paid entire. In 1840 and 1841, however, balances have accrued, amounting respectively to Rupees 4,737, and Rupees 3,463. Besides, during the last four years, eleven cases of private transfer, six of sale by order of the Civil Court, and one for balances, with ten instances of the farming process including two large talooquas, and the inpoverishment of the Zemindars of several still flourishing estates, add to the other proofs of a heavy and somewhat partial demand, the evils of which, if they be not corrected, must go on increasing.

Prepared therefore for the necessity of decrease.

118. On all these accounts I was prepared not only to admit the decrease occasioned by my rates, but, if the necessities of the villages upon detailed investigation should require, to give up a large portion of the increase demanded by Mr. Waring.

Rent rates specified.

119. The rates which I adopted, and which are based upon the average of those current in each class of villages, are as follows:

Class of villages.	Rent rates on								
	Mar.			Kabur			Purwa.			Rakur.		
First, ...	5	2	0	3	12	0	3	0	0	2	4	0
Second, ...	4	8	0	3	8	0	2	10	0	1	12	0
Third, ...	4	0	0	3	0	0	2	0	0	1	4	0

120. The result, and my ultimate demand, will appear from the following table. There were few cases of marked under-assessment; but a small enhancement was in five instances deemed reasonable.

Table displaying the proposed, assessment.

Class of villages.	Former Juma.	Juma by deduced rates.	Proposed Juma.	Decrease.			Rates per acre of former Juma.		Rates per acre of proposed Juma	
				Total decrease.	Increase.	Net decrease.	On cultivated area.	On culturable area.	On cultivated area.	On culturable area.
							R. A. P.	R. A. P.	R. A. P.	R. A. P.
First, ..	145,122	138,292	135,202	11,160	1,240	9,920	3 7 10	3 4 5	3 4 0	3 0 10
Second,	65,730	66,858	58,494	7,327	90	7,236	2 9 9	2 3 6½	2 5 2	1 15 8
Third, .	8,525	7,818	6,640	1,885	0	1,885	2 4 4	1 10 9	1 12 3½	1 4 10
Total,..	219,377	212,968	200,336	20,371	1,330	19,041	3 1 9	2 12 5½	2 13 5	2 8 7

Temporary reductions granted in a few cases.

121. In a few villages, which were in a deteriorated condition, temporary remissions have been granted for two or three years: in the present season they amount only to Rupees 2,000.

CHAPTER XI.

RENT FREE LAND.

Rent free land.

122. It remains to state my proceedings in regard to lands claimed as rent free. In Pergunnah Koonch, they are of considerable extent, and the absence of the usual Register, drawn out in accordance with the Regulations, rendered any proceedings with respect to them less definite than elsewhere.

What lands have been released pending regular investigation.

123. About ten years ago, a list of existing Maafee tenures was prepared by the Quanoongoes, and I obtained through you the permission of the Sudder Board,* to look upon it as far as possible in the light of the regular Register. Land entered in it has been released till further investigation; and moreover every portion of ground, to which claim is laid by virtue of sunnuds or other received evidence, has been continued exempt from assessment. A book including this class of Maafee has been drawn up, and may be looked upon as a complete Register of the lands which will fall under the cognizance of the special Deputy Collector.

Patches under ten Beeghas released unconditionally.

124. Besides these, all patches of ground under ten Beeghas, registered or unregistered and found in the *bond fide* possession of needy Maafeedars have been unconditionally exempted. The rule of release has, in this instance, been acted upon in the widest construction, except in singular instances, as when the Maafeedar was himself the Zemindar, or some wealthy individual who stood in no need of the forbearance of Government.

What Maafee lands have been resumed.

125. All other land represented as rent free was utterly devoid of any claim to the title. It consisted chiefly of those portions of their estates, which the Zemindars either in gift or in return for some service or valuable consideration, struck off their rent-roll; and was frequently in the possession of the

* Con. 21st September 1843, Nos. 76 and 77.

village bard, the washerman, the goldsmith, the barber, or other menial of the Zemindar. This was strictly the *Khalsah* of Government, and as such has been brought under assessment. A portion of it, (of considerable amount in Pergunnah Calpee,) had been already formally resumed by the Collector.

Resumed lands settled with great leniency.

126. It being the desire of Government to exercise all leniency towards the holders of resumed Maafee, who would otherwise be reduced to the extreme of poverty, I have adopted a plan of assessment somewhat similar to that followed in Cawnpore. From the gross rental, calculated at the rates already noted, one-third has been remitted to the Maafeedar: and one sixth has been allotted to the Zemindar, who is to pay the remaining half to Government. In Calpee, the soil being poorer, while the rates are higher, than in other Pergunnahs, the calculation has been made on a still more moderate scale. The result of the assessment is as follows:

Result of the assessment.

Pergunnah.	Culturable area.	Cultivated area.	Govt. Juma.	Rates per acre.	
				On Culturable area.	On cultivated area.
Calpee, ...	1432	1097	1452	1 0 2	1 5 2
Humeerpore, ...	199	177	291	1 7 4	1 10 3
Jelalpore Khurela, ...	738	707	1185	1 9 8	1 10 9
Koonch, ...	1228	1198	2462	2 0 1	2 0 10
Total, ..	3597	3179	5390	1 7 11	1 11 1

The Government demand on the unresumed Maafee settled on the same principle.

127. The Government demand upon the patches of unresumed Maafee has been fixed according to the same computation, so that if subsequently claimed no difficulty regarding its settlement can occur. In Koonch 6,397 acres have, excepting 3 entire villages, been released pending investigation, the Government Juma upon which amounts to no less than Rupees 13,719.

CHAPTER XII.

ON THE GENERAL SETTLEMENT.

Results of the general settlement.

128. The financial results of the settlement in the 4 Pergunnahs, including the resumed Maafee, will appear in the following statement.

Pergunnah.	Former Juma.	Proposed Juma.	Net Decrease.		Rate per acre* of former Juma.			Rate per acre† of proposed Juma.		
			Amount.	Decrease per cent.	On total area.	On cultivable area.	On cultivated area.	On total area.	On cultivable area.	On cultivated area.
Calpee, ...	93,423	78,410	15,013	16·07	0 13 5	1 5 11	2 8 5	0 11 3¼	1 2 5	2 1 11
Humeerpore,	77,600	71,433	6,167	7·95	0 15 4	1 5 2	1 15 8	0 14 1	1 3 6	1 13 2
Jelalpore Khurela,	275,800	251,143	24,657	8·94	0 13 10	1 2 11¼	1 12 7	0 12 7	1 1 3	1 10 1
Koonch, ..	9,377	202,798	16,579	7·55	2 4 7½	2 11 9	3 0 11	1 10	2 8 5½	2 13 3
Total, ...	666,200	603,784	62,416	9·36	1 1 6½	1 8 3	2 3 3	0 15 11	1 6 0	2 0 0

* Resumed Maafee is included in the area, which will account for the rates being slightly lower than in previous statements.

† Vide appendix B.

Proposed assessment compared with that of 1806 and 1807.

129. It is curious to observe how near the proposed assessment is to that of 1806 and 1807.* The difference may be regarded as almost nominal, if we recollect that the former includes the *Juma* of many villages which have from time to time been resumed. The revenue of 1806 and 1807 may have been unduly light with regard to the comparatively prosperous state of the country at the time; but that of 1842 is undoubtedly not below what its present condition warrants us to demand.

Probable necessity for a revision at the close of the proposed settlement.

With reference to deteriorated estates;

130. A revision at the close of the proposed settlement will probably, (if one can speculate on a prospect so distant,) be far more necessary than in the districts to the north of the Jumna. For, in the first place, the calamities of over assessment and famine have prostrated many estates so completely that it is almost impossible to tell what their ultimate capabilities may prove: and in the second, even if their ultimate capabilities were known, the uncertainty whether the measures now adopted to secure a reaction and restoration will produce their full effect, or from untoward circumstances be only partially successful, would render it unsafe fully to adjust the prospective demand according to the expected complete development. If the benefits now anticipated in extension of cultivation, increase of population, and accumulation of capital, be in such instances fully realized, it will be but fair for Government to claim its just share in the advantages which have resulted from its own forbearance and moderation.

With reference to under-assessed estates.

131. The contemplated revision should have especial reference to the under-assessed villages, the taxation of which has not now been increased, or increased only in a limited degree. Of this class the most remarkable examples are to be found in the small Pergunnah of Khurela; there, the nature of the tenure, (to which further allusion will be made below,) is Bhyachara, and the brotherhood of the several villages are banded in a league together against the admission of a farmer or purchaser. But an increase, which in the present aspect, it would be hazardous to demand, may, there is little doubt, be easily imposed at the expiration of the settlement: the arrangements which have now been adopted for breaking up those extensive confederacies, will in the lapse of so many years have become confirmed; and will have

* Juma of 1806, ... Rs. 5,92,123. Juma of 1807, ... Rs. 5,98, 216.

imparted their appropriate effect to the measures of duresse which must be resorted to in case of recusancy and default.

When future increase is thought advisable, it is noted in the village statements.

132. In the remarks appended to the village statements, I have, in individual cases, noted my sentiments regarding the probable expediency and extent of the enhancement. In addition to these, it is possible that some estates, which are now deemed to be reasonably assessed, may so improve with the renovated condition of the district as to afford increased profits, in which it may be right that Government should participate.

Necessity at all times for extreme caution in enchancing the revenues of Bundelkhund.

133. I cannot conclude this subject without observing that the augmentation of the revenue of Bundelkhund ought ever to be attended with unusual caution and delicacy. Incapable of irrigation, the country must always remain entirely dependent on the variations of the seasons; and, by the irregularities of its surface, shut out from the blessings which the canal of the Dooab is about to shower almost within sight of its parched land. It should therefore be treated with the utmost leniency and gentleness; and, since the calamities of drought and famine can by no ingenuity be warded off, every arrangement should be adopted for depriving them of their severity and alleviating their distressing effects.

CHAPTER XIII.

SEVERE FAMINES.

Moderation of the proposed assessment, a just ground for the hope of its permanence.

134. On reviewing the numerous settlements which have been made from time to time, and the fluctuations which distinguish each from its predecessor; some misgiving may arise as to the probability of the one now reported remaining inviolate for so long a period as the third of a century. If, however, the preceding remarks have succeeded in demonstrating its reasonableness and moderation, they must in the same degree have imparted a well-founded confidence of its ability to stand the test of all the changes and contingencies of thirty years.

Usual system adopted on the occurrence of severe famine.

135. Exception must of course be made to those severer dispensations of Providence, in which the scanty produce yielded by the earth barely suffices for the subsistence of those who till it. When remissions are granted on such

emergencies, the usual plan adopted has been to call on the Tehseeldars to furnish detailed estimates of the produce of the year, and upon them to found a limited demand. This system gives full scope to the mal-practices and intrigue of the Native Officers, who on such occasions are found to attend to their own interests as much as to those of Government or the people. The remissions granted in this district, in the drought of 1834 were most liberal: but it is proved that they greatly failed of their effect through the gross venality of the subordinate authorities.*

Disadvantages of this plan, and possibility of attaining a better.

136. Now, whether we look to the extreme facility with which such transactions can be carried on, without exciting suspicion; or to the extreme difficulty of obtaining proof sufficient for conviction, when they have reached our ears; or to the irresistible temptation to indulge in them which must overwhelm most natives from a combination of both these circumstances; the more desirable does it appear to procure some standard which we can use in place of the opinion of the latter. And it is obvious that it would be more for the advantage of Government, in making use of such a standard, occasionally to err a little too far on the side of remission; than, by trusting to the Native Officers, to make them sharers in benefits intended solely for its suffering subjects. For, in the last case, the reductions, to produce an effect equal to those in the first, must include a separate charge, that of corruption: which, if they do not include, as the Native Officers will seldom let go their prize, the result will be the ruin in a greater or less degree of the country affected. In the first case, again, even if the abatement be greater than the occasion calls for, still all of it is applied to its proper object, and at the worst can never fail of benefitting those for whom it is intended, of warding off the effects of famine, and of adding to the prosperity of the country.

Basis of a new proposal.

137. A standard such as that alluded to above, it is possible to obtain in Bundelkhund. Want of rain affects each of the different soils, in a different degree, and, as the classification of the villages is based on that of the soils, it follows that the different classes of villages are affected by drought in a manner that can be previously ascertained. Upon this principle, I have with great care prepared a scale by a collation of statements from the Quanoongoes, Tehseeldars, and other experienced Officers and intelligent Natives;

* Vide Mr. Collector Pidcock's Report, December 14, 1835, in which their corrupt and nefarious proceedings are detailed at length.

and though, of course, I cannot pretend that it is perfect, I am certain that it approximates to the real effects which accompany the different degrees of drought.

Further explains it and annexes a table of limited demand which might be adopted in famines.

138. Whether the particular famine to which the standard is to be applied, belongs to the first, second, or last degree of intensity, must be judged of by the Collector; and it will often happen that while one Pergunnah or even division of a Pergunnah, is affected by one degree, another may be affected by a different. It would be most desirable that the record of meteorological phenomena obtained from the observations of the raingauge (directed in the Board's Fourth Circular to be erected in every Tehseeldaree and Thanna,) should be placed parallel with the effects of indifferent years on the produce of the soil; and that their mutual bearings, in each of the different gradations of famine, should be correctly ascertained. Such an induction of facts might thus be secured as to reduce to an almost infallible rule both the general principles on which remissions should be founded, and the mode of their application in particular seasons and places. Meanwhile, I beg to suggest whether it would not be more politic, in a country so liable to severe drought, to adjust remissions according to the following scale, than to trust to those unconnected estimates of the Tehseeldar, which not only are founded on no uniform rule, but give birth to many evils and abuses.

Class of villages.	Demand per cent on the Government Juma.		
	In a drought of moderate intensity.	In a drought of great intensity.	In a drought of extreme intensity.
Kuchar, ...	84	50	22
First, ...	80	50	18
Second, ...	70	35	12
Third, ...	60	24	7

Exceptions from the scale; in the Kuchar villages.

139. Two remarks must be here made. The volume of the Jumna is not invariably effected by drought, or in proportion to it; for it depends on falls beyond the limits of the country. But, when the stream flows unabated, the fertility of the *turee* lands is unimpaired; their value, indeed, in scarcity

is increased by the rise in prices. In this instance an exception would be made from the scale, and remissions would be granted only in proportion to the cultivated area which was beyond the influence of the river. The case here supposed would be a matter of notoriety,—not such as could be garbled and concealed from a Collector who should avail himself of ordinary enquiry: and the measurement papers would render it difficult for the Native Officers to mislead regarding the portion of an estate which should be subject to the rules of remission, and that which should not. The tributaries of the Jumna are less independent on the local rains, and I apprehend that the scale would apply with correctness to the villages on their banks.

On a total suspension of rain.

Secondly: A *total* suspension of rain, if such should occur, ought undoubtedly to be followed by a total suspension of demand: I again except the Kuchar villages, from which, if the flood were not much diminished, a demand of one-tenth might even in such seasons be made. If, in like manner, after a total suspension of rain in the regular season, a fall of some duration should occur in the month of December, the produce of the first class villages would justify the collection of a similar proportion. These observations are introduced chiefly to show that the general adoption of the scale would in no wise interfere with particular instances, in which the Collector recognized peculiar and extraordinary grounds for departing from it.

Scale adopted to Koonch.

140. The scale for Koonch would, from the preponderance of *mar* and the humidity of its soil, vary thus;

Class of villages.	Demand per cent on the Government Juma.		
	In a drought of moderate intensity.	In a drought of great intensity.	In a drought of extreme intensity.
First, ...	86	64	22
Second, ...	80	52	16
Third, ...	72	42	12

Remissions should be allowed to the ryots on a similar principle.

141. But the arrangement would exhibit a serious defect were if to make no provision for the ryot. The first class villages are not composed entirely of *Mar*, nor the third entirely of *Rakur*; and as the productive power of

each field depends, not so much on the class of village, as on the species of soil, the latter must regulate the demand. I propose therefore, that the same indulgence granted to the Zemindars should be extended by them to their ryots; that they should be instructed to collect according to the annexed table, and that no claim beyond it should be upheld in a summary complaint.

Soil.	Demand per cent on the rent usually payble by the ryot.		
	In a drought of moderate intensity.	In a drought of great intensity.	In a drought of extreme intensity.
1. Mar, ...	87	65	23
2. Kabur, ...	75	38	16
3. Purwa, ...	70	30	14
4. Rakur, ...	48	17	5
5. Turee, ...	100	72	35
6. Kuchar, ...	92	53	22

Exceptions.

142. The observations in paragraph 139, apply to the 1st, 5th, and 6th, soils; and especially to the *Turee*, the rents of which, as long as the stream is full, need not be abated.

Advantages of the proposed arrangement.

143. The subject being one of difficulty, it is with great deference that I put forth the above remarks. It cannot however be doubted, that the *principle* is a just on, and if judiciously set in operation, would be attended with inestimable benefits. In addition to the advantages of security and confidence and the exclusion of bribery, there is another, scarcely inferior, which I think would be secured. When collection is made of every farthing which can be extracted, the proprietor has no object in avoiding to the utmost of his power the effects of the drought; his constant aim is rather to depreciate his village, that he may gain a greater abatement; but, if the demand were uniform and fixed, this indifference would be supplanted by all the inducements of self-interest; his mind, set at ease as to the amount to be exacted, would turn with vigour towards the preservation and improvement of his estate: in a word, instead of caviling about remissions, he would make the most he could of a bad season.

CHAPTER XIV.

SUPPLEMENTARY PROCEEDINGS AND REMARKS.

SECTION I.

PREPARATION OF THE RENT ROLLS.

Supplementary proceedings.

144. I hasten to draw this report to a close by noticing a few supplementary proceedings.

Rent rolls how prepared.

145. The rent rolls, or *asameewar jumabundees* are now under preparation. They are drawn out by the proprietor in the usual manner, with a specification of the rent of each field; and are carefully published throughout each village, and explained to the ryots. Every excuse of the latter is heard, and when they and the Zemindars do not in any instance of themselves come to terms, the case is committed for decision to a Punchayut of respectable persons. As a recognition of the correctness of each item, and to prevent collusion, the signature or mark of the cultivator is entered in the margin. A number of rent rolls thus attested have already passed under my inspection, and afford satisfactory evidence, not only of the justness of the Government demand, but of the reasonableness of the rents claimed by the Zemindar.

Provisions made for the breaking up of waste lands.

146. The vast extent of arable land which lies waste, renders it a matter of most pressing importance that strong inducements should be held out for bringing it under the plough. I have accordingly prevailed on the Zemindars to embody a provision in the rent roll specifying a low and progressive rent for reclaimed land, and binding themselves to continue possession to the reclaimer at reduced rates. The general rule adopted by them is to fix a demand, commencing at from two to four annas in the rupee of the amount usually charged for similar soil, and to limit the ultimate rent an eighth or two annas in the rupee lower than the full rent otherwise claimable. Wherever portions of uncultivated land were sufficiently marked, and the quality of the soil sufficiently known, the precise rent calculated on the same principle is entered by the Zemindar: but in most masses of fallow land this was not feasible; and then the only resort was to the general declaration.

It is reasonable to anticipate that cultivation will receive an increased impulse from this arrangement; which if it be properly supported in the decision of summary suits, will inspire confidence and secure to the cultivator a powerful motive to industry and exertion.

Copies of the rent-rolls placed in the Tehseeldaries and committed to the ryots.

147. A copy of the rent roll of each village will be placed in the Tehseeldary, and will always be open for inspection. A second copy will be entrusted to one of the principal ryots, or to the individual selected by the rest for that purpose.

SECTION II.

PERIOD AND AMOUNT OF INSTALMENTS.

Period of Rubbee collection perhaps too late.

148. The new system of collections, by not forestalling the cultivator in the realization and disposal of his crops, is a boon of great importance to Bundelkhund, where the enormous rate of interest arms the injustice of an opposite course with peculiar severity. It is dangerous, however, on the other hand, to move off the period of demand too far from the gathering in of the crops; for such is the improvidence of the people that they are prone to squander in the interval the money they have realized. In this point of view, it appears questionable whether the 1st of May and the 1st of June be not somewhat too late for the collection of the Government dues upon the *rubbee* harvest, which from the absence of irrigation is at a very early period ripe for the sickle.

New table of instalments has been drawn out.

149. The evil has been aggravated by the irregularity of the instalments, which frequently involved a large exaction when the soil yielded little, and but a small demand at the period of the real harvest. At the request of the Collector, I have furnished him with a new table, in which the instalment for every village has been determined by a statement of the crops, actually cultivated in the year of measurement, tested by an estimate derived from the nature of the different species of soil. The amount of each demand will thus correspond with the produce of the harvest; and both Zemindar and ryot will

be delivered as far as possible from the ruinous necessity of advancing, from the funds of their bankers, the revenues of Government.

SECTION III.

POLICE AND PUTWARRY ESTABLISHMENTS.

Village Police; formerly paid indifferently in land and money; now solely in the latter.

150. The village police has, in conjunction with the Magistrate, been carefully revised and settled. The previous mode of remuneration was irregular in the extreme. In Pergunnah Koonch, support was afforded almost solely by an allotment of land; in Jelalpoor Khurela chiefly by money payments; and in Calpee and Humeerpoor partly by the one, partly by the other. In the subjoined statement are detailed the expences of the Zemindars under the old system: the land is valued at its supposed rent, estimated by the Zemindars themselves; and the return may be relied on as, in the main, correct.

Pergunnah.	Pay of village Police.		
	In land.	In money.	Total.
Calpee, ...	1302	1899	3201
Humeerpoor, ...	612	1121	1733
Jelalpoor Khurela,.....	398	5691	6089
Koonch, ...	5672	200	5872
Total, ..	7984	8911	16895

The advantages of a money, over a land, allowance, considerable every were, are in Bundelkhund of extraordinary importance; for there a year of scarcity, under the latter system, deprives the village watchman of his subsistence and independence, at the very season when the disorganization of the society and increase of crime most require, that he should be constant and vigilant at his post. A money remuneration has therefore invariably been fixed: it will be collected with the revenue and disbursed through the Magistrate.

Number and salary detailed.

151. The general rule has been to allot to a village not exceeding fifty houses one chowkeedar and one *Khuburrussan*;* the former at thirty-six, the latter at from twelve to eighteen rupees per annum, according to the distance of the Thannah. In larger villages the establishment is stronger generally in the proportion of a Chowkeedar or asssitant Chowkeedar to every fifty houses: the assistant Chowkeedar receives according to the extent and resources of the village from twenty to thirty rupees per annum. The following table shows the number and salary of the village police in each Pergunnah, and the proportion the latter bears to the new Juma.

Pergunnahs.	Detail of village police.		Salary.			Rate per cent of the police expense on the new Juma.
	Number of Chowkeedars.	Number of Khuburrussans.	Of the Chowkeedars.	Of the Khuburrussans.	Total.	
Calpee, ...	132	83	4300	1258	5558	7·088
Humeerpore, ...	90	40	3044	688	3732	5·224
Jelalpore Khurela,	282	108	9382	1716	11092	4·419
Koonch, ...	169	75	5582	1157	6739	3·323
Total,..	673	306	22308	4819	27127	4·592

The rate per cent on the Juma appears to be large, but the statement noted in the margin† will show that it is somewhat less than in the Humeerpore Pergunnahs. This heavy expenditure (greatest in Pergunnah Calpee on account of the straggling position and comparative sterility of its villages,) must not be overlooked in considering

† Pergunnah.	Rate per cent of the police expense on the new Juma.
Sumeirpore, ...	4 685
Mohda, ...	5 001
Raath (akherkha,)	6 257
Punwarry, ...	7 679
On the whole,..	6 113 ‡

* The village messsenger, who supplies the place of the Goreit or Bullahir.

‡ Note; Vide, Note to Para: 107, page 63. These rates may also undergo some small alteration before Mr. Allen completes his settlement.

the decrease granted in the present settlement: for a considerable portion of it is an entire new charge upon the landed proprietors.

The Putwarries; in what manner remunerated.

152. The mode of paying the Putwarries was equally irregular with that of the Chowkeedars. But the same objections to a remuneration in land did not exist in their case; they are besides a body of great influence, and of a character superior in general to those of the Dooab. I did not therefore find it necesssary to interfere with the arrangements existing betwixt them and the Zemindars. The latter, however, have noted in the *Kheewut* the sum in cash which they consider equivalent to the Putwarrie's present receipts; so that in case of complaint before the Collector, there will be none of the difficulty formerly experienced in fixing the Putwarrie's pay according to a standard which fluctuated with the extent of cultivation, and varied with the size of the Beegah of each village. The Putwarry register has also been carefully revised in accordance with the Sudder Board's rules.

SECTION IV.

GOVERNMENT ESTATES.

Government villages; explains the manner in which so large a number of estates became such.

153. I have already, in several places, alluded to the number of Government villages in this district. The history of them all is nearly alike. The Government demand was so overwhelming that the Zemindars soon fell into abject poverty, and either parted with their estates, or suffered them to be let in farm. In some cases they passed through many hands and underwent several sales, but at last they lost all marketable value, and, as no other purchaser appeared, Government was itself obliged to buy them. I know not of one case among the whole, in which such a course of events originated, except in the intolerable oppression of extreme exaction. The original assessment of these villages, (fifty-one in number) before the system of enhancement commenced, was Rupees 81,594; Mr. Waring's Settlement in 1816, raised it to Rupees 1,26,047; their present Juma is Rupees 79,367, the proposed ultimate Juma Rupees 72,327, and the demand for the present year Rupees 61,290. These bare facts convey, perhaps, a more striking impression than any detailed account, of their past history and present condition.

Steps taken to restore them to their original proprietors.

154. The proprietors having been treated with great harshness and severity, and the present arrangements being in general any thing but favorable to the interests of Government, I addressed to you a letter on the 24th of July last,* recounting the evils of the present system and the benefits that would ensue from a restoration of all the estates to their original proprietors, and begging that the sanction of Government might be obtained for this purpose. In reply, I was authorized to admit the ousted Zemindars, and directed when the proceedings should be completed, to furnish a list of the villages restored. The list will be found in the Appendix,† and that no doubt may exist of the previous overassessment of each individual estate, I have added columns containing the juma of 1816; and the present and proposed assessment.

In the seventh paragraph of my letter it was mentioned that the old balances would be demanded either in whole or part: on further reflection the idea was abandoned. It would have been inexpedient to load the Zemindars with a heavy burden at the outset: it would have been unjust to demand arrears on an assesment, of which the oppressive severity is confessed by the very act of restoration, besides, that in a protracted exclusion, a heavy punishment has already been inflicted.

---

* Copies

No. 60.

To R. LOWTHER, Esquire,

Commissioner,

Allahabad.

Sir,

I beg leave to draw your attention to the great number of villages, which in the Calpee District belong to Government; they amount in the Pergunnah of Calpee to 22, and in that of Jelalpoor to 24. They have been acquired by Government partly by purchase on account of balances, and partly by decree of Court grounded on the absence of the Proprietors. These Estates are managed some of them by Kham Tehseel, some of them by Farmers; of the latter no less than twenty-one are held by the former proprietors and in a very large number the ancient divisions of Thokes and Puttees and the old customs and rules in the sub-division and collection of the revenue are continued unbroken.

2. It appears to me that in many instances such Estates might advantageously be restored to their original owners. I would however except all those, whose former misconduct at once required exemplary punishment and precluded any hopes of amendment. The remainder I am of opinion ought to be admitted for the following reasons.

---

† Appendix K.

Testimony of Mr. Collector Pidcock to the character of the old Zemindars.

155. The restoration will, I am persuaded be as much fraught with advantage to Government, as it was demanded in justice to the original Zemindars. Regarding the character of the latter, Mr. Collector Pidcock, who had every opportunity for forming a correct judgment, states, "that he had ever found them the best Mal-

---

3. I. They were in many cases hardly treated; of some villages the assessment was so high, as to have been afterwards reduced by one-half; of others the balances were the result rather of years of drought than of any unwillingness on the part of the Malgoozars.

4. II. These Estates are now held at a great disadvantage, the system of Kham Tuhseel, however successful elsewhere, seems to be ill-suited for Bundlekund, where the turbulency of the Zemindars requires the most vigorous measures, the most unbending decision. When such a village is given in Farm to a stranger it most frequently happens that unable to contend with the unwearied opposition he receives, the contractor retires from the contest, and disappears. In either case it cannot be expected but that serious losses must be incurred by Government. I need not insist on the impropriety of allowing the farmer to be one of the old Proprietors; the Board have justly characterized such a measure to be a mere fraud upon Government.

5. III. If the old Zemindars are re-placed, it will be their interest to improve their villages, which at present they often leave uncultivated.

6. IV. The ancient landed tenures would be restored, and instead of a hinderance would act as a help to the collections.

7. V. The whole balance or such part of it as should be deemed just and reasonable would of course be demanded; and there is little chance of obtaining it from any but the original proprietors.

8. I beg the favor of your laying these remarks before the Board, that in the event of their approval, I may obtain the sanction of Government, to restore to their former Zemindars, should they not have been ejected on account of their contumacy, such Estates as have been purchased and are still possessed by Government.

Calpee, Settlement Office,
CAWNPORE,
The 24th July, 1841.

I have the honor, to be, &c.,
(Signed) W. MUIR,
Settlement Officer.

(Copy.)

No. 269.

TO THE COMMISSIONER OF 4TH OF ALLAHABAD DIVISION.

SIR,

I am desired to acknowledge the receipt of your letter, No. 270, dated the 26th ultimo, with its enclosure, which is returned herewith, and in reply to inform you that the Sudder Board of Revenue, North Western Provinces, authorize the re-admission of the ousted Zemindars of the Calpee Division in all cases of ejectment caused by distress, pressure of demand, or other cause than wilful misconduct. A report accompanied by a list must be submitted for each Pergunnah when the arrangements are completed.

gonzars, that he never met with a people so well disposed, so anxious to discharge all the legal demands made against them, so simple and inoffensive, and so ready at all times to attend to the wishes of the European functionaries placed over them." "Their estates," he writes again "have been ruinously overassessed they have continued year after year to pay an all-absorbing assessment, and at last when nothing else was left them they have been deprived of their estates. But most of their speculative successors, although supported by extensive capital, have been forced to give way, and the Collector has found after all that the Government interests are most closely connected with those of hereditary landholders."* If fairly treated, I am convinced that they will not belie these encomiums.

SECTION V.

BHYACHARA VILLAGES.

Difficulty in the collections of the Bhyachara villages.

156. The Bhyachara tenure, which prevails widely over Bundelkhund, acts as a constant impediment to the collections. An extensive brotherhood is responsible for the revenue, formidable as well from their determined bearing as from their numbers. Their property and their responsibility are divided amongst them according to conventional rules, which though accurately defined have hitherto been unknown to the Collector. When one sharer, either from inability or contumacy, held back his quota of the *Juma*, it was a ready signal for the rest to follow his example; and it became a business of serious difficulty to enforce the demand. The real defaulters escaped among the crowd, who of course all shrunk back; and the last resort used to be the approach of the Tehseeldar or Peishkar, or more frequently the appointment of an Ameen, whose salary only added to the arrears. I could specify many villages assessed with extreme leniency, which, merely from the intricacy of the tenure backed by the number and boldness of the Zemindars, were held to be severely burdened.

2nd. The Board request that similar orders may be issued with respect to Humeerpoor.

Sudder Board of Revenue, N. W. P., ALLAHABAD, *The 13th of August*, 1841.

I have the honor, to be, &c.,
(Signed) H. M. ELLIOT,
Secretary.

* Report No. 225, dated 29th October, 1836.

157. The enormous extent of many of these estates added to the evil. A correct conception of their extraordinary areas can scarcely be conveyed without a few examples. Mouza *Putara*, in Pergunnah Humeerpore, contains 9,394, square acres; it is divided into twelve *Behrees* and fifty-seven *puttees*; and the number of its Putteedars is one hundred and fifty-seven. Each *Behree* will in future constitute a separate *Muhal*. *Goindee*, in Jelalpore, is another famous Bhyachara estate; its area is 12,033 acres; and it numbers 395 Putteedars; it has now been divided into eight villages. But the most remarkable of all the Bhyachara villages is *Khurela Khass*; its area is 18,260 acres, (being no less than 28½ square miles), of which only 1,090 are incapable of cultivation; and though it is separated into six *thokes* containing each a sub-division of *puttees*, it has always been regarded as one estate. The Zemindars amount to three hundred and seventy-nine; to assemble whom, when the revenue is to be collected, a drum is beat on the hill which overhangs the town. But these are by no means singular instances. In Pergunnah Jelalpoor Khurela, alone, there are eleven villages, the average of whose areas is 8,294 acres; and thirty-four, whose average area is 5,111 acres. In the entire district of Cawnpore there are but three villages whose area comes up to 5,000 acres.

Aggravated by the prodigious extent of many of them.

158. It has been my object in the present Settlement to reduce these overgrown estates; and I am happy to say that the Zemindars have not only acquiesced in the arrangement, but have been forward to accomplish it. In all cases, the greater part, in some the whole, of the culturable land was completely divided: in others even the waste land was held separately, and little more than the site of the village, in common. The partition was here already effected, the *Thoke*, *Behree*, or *Puttee* required only to be delivered from the *berar* or *baach*, set on an independent footing, and made a distinct *Muhal*. The Zemindars themselves frequently distributed upon each division the *Juma* fixed by me on the whole estate.

Object of the present settlement, to divide these enormous villages.

159. The villages having thus been reduced to a manageable size, all that remained to secure facility to the collections was a record of the liabilities of each set of sharers. This has been furnished by the parties themselves; so that the precise rights of every proprietor or community, and the legal demands upon them, are now ascertained and registered beyond the possibility of dispute.

The record of the liabilities of each community will complete the facility of the collections.

When a balance accrues, the party in default can, accordingly, at once be singled out; and should he still refuse, the Collector need not for a moment hesitate, confident that should he proceed to the severest measures he will commit no injustice. The late Act authorizing the sale of *Puttees*, will in this point of view have an exceedingly beneficial effect in this district, where so great an advantage has been taken of these divisions in weakening the hands of the revenue officers. In future every separate party will bear its own burden, and there will be no difficulty in enforcing the severest penalties, which, on that very account, will the less frequently be resorted to.

SECTION VI.

UNFAVORABLE ARRANGEMENT OF THE COMPONENT PARTS OF THE DISTRICT.

Insulated villages should be transferred to Jalown.

160. Portions of our territory which are either entirely disjoined from the main tract, or jut out as a promontory from it, must from their position lie under peculiar disadvantages both in matter of revenue and police. When this occurs on the confines of independent states, the evil it is to be feared, is incurable, an interchange of villages, being held to be less tolerable than our present inconveniences. But the case is different, I presume, with regard to Jalown. The six villages noted in the margin* are entirely insulated within that district. The first, a resumed maafee village is removed at least eight miles from the nearest point of Calpee. The next three lie to the north of Jelalpoor, and are separated from it by the broad river Betwa; on all sides, but toward that river, they are surrounded by Jalown. The last two lie within Pergunnah Muhoba to the extreme south of Jelalpoor Khurela; their collections are never effected without the greatest trouble; in proof of which I may mention that Muhretee, although assessed with unusual lightness, was a few weeks ago put up to auction for a revenue arrear and purchased by Government. It is difficult to make arrangements for such villages, they must, indeed, always be held at some loss; for their detached position deprives them to a considerable extent of our protection, and is a fruitful source of excuses for withholding the revenue. If no serious obstacles exist, they should all undoubtedly be transferred to Jalown.

* Pergunnah Calpee — 1 Benowra.
Pergunnah Jelalpoor Khurela, — 2 Kuhta.
Ditto. — 3 Kotra,
Ditto. — 4 Sonehta.
Ditto. — 5 Bureo.
Ditto. — 6 Muhretee

161. But the accession of Jalown to the Company's territories ought to be improved for obtaining much wider and more important advantages. I have already proposed that Pergunnah Calpee should be merged in that district; and I may now be permitted to add that the plan of coalition should be carried out so as to include Koonch. In lieu of these, Pergunnah Mahoba should be annexed to Humeerpore or to Banda. It is difficult to conceive any disposition more unfavourable than that in which these three Pergunnahs now exist. Calpee is little more than the bank of the Jumna, and the Jumna is by nature the border of Jalown. Koonch is nearly forty miles from the Calpee district, and Mahoba more than that distance from any part of Jalown; yet the latter adjoins both to Humeerpore and Banda: and the former is not only contiguous with Jalown, but, with a tract of villages of considerable extent which is separated from Jalown by the whole breadth of Koonch.

Calpee and Koonch should be transferred to Jalown; and Mahobah to Humeerpoor or Banda.

It is evident that these extraordinary interpositions of distinct jurisdiction must weaken and paralyze any systems of revenue or police. As an instance in the latter department, I may refer to the late out-break of the Rajah of Bheyr in Koonch: the Magistrate had to travel seventy miles, about forty of which lay through Jalown, before he could reach the spot; advantage was taken of the delay, and his prompt and vigorous measures eluded. Nor is the evil, though less prominent, less real, in revenue affairs. The Zemindar with difficulty collects his rents, and the Government its revenue; for a flight of a few minutes brings the defaulter into foreign territory or into another district, where the summons of the Collector is disregarded and his word unheard.

Evils of the present arrangement.

162. In a political view the proposed arrangement would add to the external security of the country and to its capability of resisting attack. While it swallowed up the excrescences of Calpee, it would consolidate Jalown to the east, the west and the south. In the two latter directions the Pergunnahs Koonch and Mahoba lie peculiarly exposed; and their detached situation is an additional temptation to those predatory hordes which have so lately threatened both. Annexed to the districts to which they respectively adjoin, their defence would be more promptly arraigned and more effectively put into execution.

The proposed transfers would add to the external defences of the frontier.

163. The simultaneous survey of both districts affords facilities for these transfers which may never again occur. I am assured by Captain Abbott, the able and zealous surveyor of

Valuable opportunity afforded by the present survey and settlement for effecting a transfer.

Jalown, that he has kept his maps and plans open for the addition of Calpee; without which, in his opinion, the Pergunnahs of Jalown must be regarded as shapeless and incomplete. The settlement of Jalown on the same principles as that of the adjacent districts, would then be the only step remaining to perfect the scheme, and to reduce the different materials to a common system.

A reference to the map sufficient to prove the propriety of the proposal.

164. For the justification of my proposal, all that I entreat is a glance at any Map, in which the relative site of Jalown and Humeerpore, with their respective Pergunnahs of Calpee, Koonch, and Mahoba, will come at once under review. This will bring before the mind the disadvantages of the present, and the advantages of the proposed, arrangement, in a manner more convincing than I can pretend to.

Conclusion.

165. Having now touched, (I fear with too much prolixity,) upon every subject, which seemed to require notice, I have only to request that the sanction of Government may be given to the Settlement for a period of thirty years, commencing with the current season.

I have the honor to be, Sir,

Your most obedient servant,

W. MUIR,

Settlement Officer.

Bundelkhund, Settlement Office,
Calpee Division, Cawnpore,
The 15th June, 1842.

Extract from a Letter from J. THORNTON, ESQ., *Secretary to Government, North Western Provinces; to* H. M. ELLIOT, ESQ., *Secretary to the Sudder Board of Revenue, North Western Provinces, Dated, Agra, 30th April,* 1845.

4. There is every reason to believe that Mr. Allen has exercised a sound discretion in forming the Thokes or Behrees of the large villages into separate Mehals. The mouzahs so separated in his settlement are noted in the margin.* The properties were quite distinct, sometimes lying in one place, but more generally intermixed one with the other (Khetbut.) In the former case when the new-formed mehal is not inconveniently small the separation is almost always advantageous. In the latter case, the advantage is not always so clear. When the proprietors of the several mehals live in the same villages, and their lands are intermixed one with the other, it is evident that they lie under great disadvantages in the economical management of their lands. The desirable arrangement is, that they should separate their interests, so that all their lands should lie together in one spot, in the midst of which the proprietors might reside. Till they can agree to the division of their joint property in this manner, it may generally be better to keep them united. Still when the community is very numerous, and the property large, and unwieldy, or when dissensions have occurred and interests become diverse, the separation may be beneficial, even though it be not effected in the most advantageous way. There is no reason to believe that in Mr. Allen's settlement it is otherwise than beneficial.

Pergunnah.	Mouzah.	Number of new Mehals.	Total Juma.		
Khurhah,.....	Islampoor, ...	10	6,381	0	0
Mowdah, ...	Kurheya,.....	4	5,948	0	0
	Seesolur,.....	3	5,084	0	0
	Urturra, ...	4	3,397	0	0
Punwarree, ...	Gourhurree, ...	2	4,904	0	0
Raath,.....	Ateyleea, ...	2	3,147	0	0
	Raath,.....	2	3,548	0	0
	Unghora,.....	2	1,916	0	0
Someerpoor, ..	Bidhokur, ...	2	5,892	0	0
	Ungotha, ...	5	6,335	0	0
	Puchkoora, Bazoorg,	2	1,700	0	0
	Putowra,.....	3	3,680	0	0
	Someirpoor Khas,..	4	6,630	0	0
	Surowlee Buzoorg,..	2	9,748	0	0
	Taira,.....	5	5,762	0	0
	Utrar,.....	2	1,486	0	0

5. Mr. W. Muir seems to have more extensively made these changes. In the Pergunnah of Humeerpoor alone 71 mehals paying a total Juma of Rupees 31,549, have been formed out of what were formerly only 11 mehals: no inconvenience has

as yet been found to arise from this, and it is hoped that it has been judiciously performed. The annexed Extract* however from paragraph 158 of Mr. Muir's report, leaves a doubt whether the new mehals have been entirely separated one from another. The waste as well as the culturable land should always in such cases be divided, and the properties made entirely distinct in fact as well as in name. The Board are requested to call for further information on this subject, and to make the separation entire in any cases where this may not have been already done.

* "In all cases, the greater part, in some the whole of the culturable land was completely divided, in others even the waste land was held separately, and little more than the site of the village, in common."

6. Referring, however, to the Board's observations on this subject, in paragraphs 5 and 6 of their letter, the Lieutenant Governor, cannot but apprehend that there is some misunderstanding of the real nature of this measure as effected in Bundelcund. There has been no substitution of "*individual*" for joint responsibility. Both Mr. Allen and Mr. Muir expressly say that the Thokes or Behrees which constitute the new mehals contain several puttees, and this implies that the sharers in these new mehals, held together by a joint responsibility are still numerous. The communities were before large and unwieldy. They are now small and manageable. The responsibility now as before is primarily individual, secondarily and ultimately joint.

7. It is difficult to suppose that the people generally at the time of settlement conceived the record of the lands of each Puttee, and of the rate (bach,h or burar) to be paid by them, dissolved their joint responsibility. The administration paper jointly filed by them declared the contrary. The law expressly declared the contrary, and the instructions of the Board warranted no such expectation. But whatever may have been elsewhere the case it is clear, that in Humeerpoor there could be no mistakes. The Thokes or Behrees in the cases under consideration divided their responsibility, the Puttees kept theirs unbroken. The tie which united the community was severed, so far as regarded the whole, but was maintained unimpaired in the component parts.

8. There are however circumstances which render this operation more necessary and beneficial in Bundelcund than elsewhere. In a note appended to my separate letter regarding the Banda settlement, an explanation is given of what appear to be the characteristics of the Bhej burrar tenure in Bundelcund. It is evident that the peculiar features of these tenures, viz. the power to claim a new distribution of the Juma over the several holdings in a community, as well as the liability to make good the

default of insolvent members by a new rate on the holdings of the solvent members of a community, are most important discouragements of industry and impediments to prosperity. These customs can only be finally terminated by the sub-division of an estate into separate mehals. Mr. Allen (vide paragraph 70 of his report) thinks he has effected the same object in those mehals which have not been divided. The administration papers certainly contain such expectations, for they declare the burrar fixed for the period of settlement, and that individual default is to be made good by transfer of the defaulter's rights. These papers it is supposed will hereafter regulate the affairs of the village. The provisions in question only come into effect in times of difficulty and distress. Hitherto there have been none such in Humeerpoor. The assessment is light, the administration good, and the people prosperous. But it admits of great doubt how these provisions would stand under other circumstances; Mr. Wright attempted the same in Banda, and obtained the apparent assent of the people; difficulties and default occurred and the people at once denied all knowledge of the change which had taken place in their tenure, they claimed a new burrar on the old principles, and as soon as it was given paid up their arrears.

9. The real state of the case is, that the effect of the late Revenue measures, is now only beginning to be felt in these coparcenary tenures. Till the late settlement no man was able to realize that he possessed a separate transferable property assured to him by the Government, the existence and extent of which was susceptible of immediate proof. At the time of settlement an uneducated and unlettered peasantry were unable to appreciate their position and comprehend all the possible bearing of the new relations into which they were entering. Hence they failed to exercise that close scrutiny and calm judgment over the proceedings which were necessary to ensure their accuracy, and allowed much to be entered in the record which they did not understand and to which they might have been slow to assent, if they had understood it. Take for instance the 379 putteedars of Mouzah Khurela Khass in Jelalpoor mentioned in paragraph* 157 of Mr. Muir's report. It can scarcely be supposed that they fully entered into the change, which took place in their tenure, when the six Thokes were formed into six mehals and their joint responsibilities in each me-

* "But the most remarkable of all, the Bhyachara villages is *Khurela Khass;* its area is 18,260 acres, (being no less than 28½ square miles), of which only 1090 are incapable of cultivation; and though it is separated into six *Thokes* containing each a sub-division of *puttees,* it has always been regarded as one estate. The Zeemindars amount to three hundred and seventy-nine; to assemble whom, when the revenue is to be collected, a drum is beat on the Hill which over hangs the Town."

hal changed in the supposed method. Many of them, perhaps the great majority, assented to what they did not understand. So far as the record merely confirmed and explained pre-existent custom, it will stand and be beneficial. So far as the change which formed the Thokes into mehals, is supported by the Law it will no doubt stand. But so far as a change in the internal organization of the mehals has been agreed to in the administration paper, it is a question how far it will stand, whenever circumstances arise, which tend to call it into operation and to bring home to the actual experience of the proprietors the real nature of the alteration they are supposed to have made.

10. The case is otherwise where the change is immediate and obvious. A Zemindaree community holding in common agree to separate their holdings and form themselves into a putteedarree community. An Ameen is engaged, measurement and partition effected and each person takes possession of his separate share. Here the change is perceptible to every individual; and is not merely a provision for a future possible contingency.

11. The Lieutenant Governor has desired me to dwell more at length upon this subject, because it appears to him both from the reports of the Settlement Officers and the remarks of the Board, that these circumstances have not received that full consideration which their great importance demands.

12. The British Government has found existing in the North Western Provinces, a curious and intricate state of property to which the people are warmly attached. The Government commenced by disregarding the peculiarities of the tenures, and soon induced a most deplorable state of confusion. Zemindarree Talookdarree, Moostajuree Settlements, and sales of estates for arrears of Revenue, made without enquiry or consideration produced extensive ruin and distress. The special commission under Regulation I. 1821, and detailed settlements under Regulation VII. 1822, have been the appropriate and effectual remedies. The sound principle has now been asserted and acted upon, that it is the duty of the Government to ascertain and protect all existing rights, those of the poor and humble villager, as well as those of the rich and influential Talookdar. In so far as this is done with care and diligence, will the measure be successful in placing property on a sound and healthy footing.

13. There is a further process to which attention may be directed, and that is the gradual alteration by the people themselves of those customs or usages in their communities, which have

arisen under a form of Government very different from that which now exists, and which are ill adapted to foster that industry, which it is the tendency of the present state of things to encourage. These changes require much care and judgment. They will succeed in proportion as they are understood both by the Officers of Government and the people, and are fairly carried out.

14. This operation should be conducted with much care in Bundelcund where the Bhej burrar tenures prevail. What has been done in Humeerpoor appears to have been well done and has been hitherto successful. Similar success has not been met with in Banda, partly from defective execution and partly from subsequent mal-administration.

* * * * * * * * * * * * * * * * * * *

(Copy)

No. 1 OF 1845.

FROM W. MUIR, ESQUIRE,

Late Settlement Officer in Bundelcund.

To R. LOWTHER, ESQUIRE,

Commissioner of Revenue,

4TH DIVISION,

Futtehpore, 26th August, 1845.

SIR,

I have the honor to acknowledge the receipt of your letter, No. 38, dated the 5th June, giving cover to the orders of Government, No. 1819, dated the 30th April, confirming the Settlement of Humeerpore, and to furnish the reply called for in the 5th para. of those orders.

2. Every Thoke or Puttee which was erected into a distinct Mehal was *entirely* separated from the rest of the estate; not a biswa, barren or cultivated, inhabited or waste, was left in common. A solitary exception to this rule is to be found in the village referred to in the Government Orders; the hill of Khurela and its subjacent lake were, at the desire of the Zemindars, left in common possession; the former being a mere pile of rocks, is equally barren and unfruitful as the latter, and both being indiscriminately open to the whole community, I saw no disadvantage in allowing them, at their request, to remain undivided.

3. The passage quoted from my report in the 5th para. of the Government Orders, referred to the *former* not to the new and complete division of such estates; had I anticipated any doubt on the subject, I would have entered more into detail in explaining it; as some misapprehension, however, seems to be entertained of the nature of my proceedings, I embrace the present opportunity of offering a few remarks upon them.

4. In the 7th and 9th paras. of the Orders of Government, it is doubted whether "the people generally conceived that" the partition "dissolved their joint responsibility;" it is stated that they did not understand what was entered in the record, "to which they might have been slow to assent if they had understood it;" and the case of Khurela Khas is instanced in which from the extraordinary number of proprietors it can scarcely be supposed that they fully entered into the change "which took place in their tenure, when the six thokes were formed into six Mehals and their joint responsibility in each Mehal changed." I am fortunate in possessing proof that they actually did understand the change most perfectly.

5. I beg to premise that in Bhyachara villages, the *baach* or *berar* is *one* for the whole estate; that is, one and the same measurement system of distributing the demand, &c., obtain over the whole, however many thokes or puttees there may be; and if *one* of those thokes or puttees breaks down, or any other cause renders an alteration in its *berar* necessary, then the whole falls to the ground, and a new *berar* takes place involving a new measurement and arrangement for the *whole* village; there is in fine no such thing as the alteration in the *berar* of a single thoke or a single puttee, for that would change its relative position to the entire estate, and throw the whole into confusion. If, therefore, it can be shown, that any of the new Mehals have abandoned the old, and adopted a *new* system independently of the rest of the village, *that* would amount to full proof not only that they understood, but actually gave effect, to the partition, and to the dissolution of their joint responsibility.

6. At the time of settlement there was accordingly one *berar* for the whole of Khurela Khass, which was founded upon a measurement of 40 years standing, and was formed by applying *one* rate to the cultivated area of that measurement. Of the six new Mehals, three still adhere to this ancient arrangement; but two years ago one of the remainder, adopted as the basis of its *berar*, the survey or settlement beegah, applying a *separate* rate to the different species of soil; and last year the other two resorted to a fresh measurement with the old village chain, but kept so

distinct from each other that one adhered to the old system of *one* rate, while the other adopted that of a scale varying with the soil. Here then in the short space of 3½ years, we find that half of this enormous village has taken advantage of its release from joint responsibility in setting up new arrangements, and acting with the same independence as if they were separate estates which had never been connected. These facts prove not merely that the *whole body* of the Zemindars understood my proceedings at settlement, not merely that they gave a formal assent to them, but that they actually approved and really *act* upon them, and that they have in fact worked out a more complete *disservation* of interest, than it was possible to have effected by the most violent measures. It can therefore no longer remain a question "how far the partition will stand, whenever, circumstances arise "which tend to call it into operation, and to bring home to the "actual experience of the proprietors, the real nature of the al-"teration they are supposed to have made," because these circumstances have arisen already.

7. Nor is the case of Khurela by any means singular; Goindee, another of the enormous villages referred to in my report, and which is famous in the annuls of Humeerpore for the difficulty of its collections, was divided into eight Mehals. Of these four still conform to the old *berar*, which has subsisted for 25 years, while one has abolished the *berar* system altogether, and settled of its own accord into an ordinary putteedarry tenure; two have likewise abandoned the old *berar*, but have framed new system for themselves, by having fresh measurement made with new chains; and the eighth Mehal is now in progress of transition. The village of Soorha has abandoned its old *berar* and each of its new Mehals has adopted the Government survey as the ground of its baach, making the total Malgoozaree area of their *several* Khuteonees, the *separate* sum totals upon which the *berar* of each is to be made. These are some of the largest villages in the district, and if in these the nature of the change be so clearly understood and so readily acted upon, I can see no reason to question that it is so universally. Indeed, the alteration was so simple in itself, fell in so naturally with the already existing arrangements of the villages, and was so obviously advantageous not to the Government only, but to themselves, that it could not fail, fully explained as it was to all, of securing the comprehension as well as assent of the most inconsiderable of the proprietors. You are aware, that there was not a single appeal from these orders, on the contrary "the Zemindars," as I stated in my report "not only acquiesced in the arrangement" but "were forward to accomplish it."

8. The generality of the bhejburar, and putteedarry villages in Humeerpore, have the fields composing their several puttees more or less interspersed among each other. In the 4th para. of the Government Orders this is mentioned as a disadvantageous arrangement and it is stated that till the lands can be divided into separate masses, it may generally be better to retain the joint tenancy. Upon this I would beg to submit, first, that in a great majority of the villages in Bundelcund, it would be almost impossible to effect such a division as that all the lands of each Mehal should lie together. The soils of Bundelcund generally extend in tracts, and it most frequently happens that the *mar* and richer soils lie in one direction, while those in the other quarters are poor, and productive only in the best seasons, here it is obvious that each set of the proprietors will insist upon having a portion of the fertile tract, and it would be impolitic not to grant their request, because even if one party consented to take the low lands he would suffer and might break down in unfavorable years. It is to be remarked, likewise, that the capabilities of the land are in Bundelcund entirely dependent upon the *natural* species of the soil; in the Dooab by dint of irrigation and skilful tillage, the inferior puttee might increase its fertility, but the relative capabilities of a *mar* and of a *rakur* puttee could never be altered: secondly, whatever might have been at first done, the *khet-but* arrangement is that in which these villages *actually* exist; it is that which was adopted by the ancestors of the present occupants, and has been long and carefully observed, and to desire the exchanges of even a few fields would be to create the greatest confusion and discontent. It was entirely out of the question, therefore, under any circumstances to require a *new* partition; the only question was whether by entirely separating the existing divisions, the collections might not be facilitated, without occasioning any injury. This question I was led to answer in the affirmative, first, because it involved no such change as was not in part already effected, and so consonant with the customs and practice of villages that it was likely to stand, and to be comprehended and acted on by the Zemindars. Secondly, the disadvantage of the *khet-but* system would be no greater after the responsibility was dissolved than it was before; and, though there are disadvantages in the system, still as it was that which was chosen by the Zemindars (who are best likely to know their own interest), it is not improbable that *upon the whole* it may be most advantageous to themselves, while it cannot create any loss or inconvenience to Government. Lastly, the advantages of the separation of the thokes to Government is just as great in rendering the collections easier, with the *khet-but* system as without it, (except in this particular that, were it necessary to give any

thoke in *farm* to a stranger, it would be more difficult to give him possession). Taking all these circumstances into consideration, it did not to me admit of a doubt that the disseveration of the individual thokes from the joint responsibility would prove a great benefit. At the same time, I was careful not to carry this principle too far, and checked the spirit which by erecting the *subordinate* sub-division into separate estates would have only entailed unnecessary labour in keeping up the Government records, and have frittered away the exertions of the Tehseeldarry Officers in the collection of details for which the Lumberdar and Putwarry were competent.*

9. It is stated in "a note regarding the Bhejburar tenures of Bundelcund" by His Honor the Lieutenant Governor, "that Mr. Allen and Mr. Muir persuaded, or thought they had persuaded, the village proprietors to give up the two characteristics of the tenure, the liability of the *burar* to change, and the obligation on the solvent proprietors, rateably to make good the default of the insolvent." His Honor most probably from examining Mr. Allen's papers at Humeerpore, understood that I had pursued the same course; I beg, however, now to state that no persuasion or any the least attempt at persuasion to alter any of their customs was employed by me towards the Zemindars, except so far as regarded the separation of their thokes into distinct Muhals. My own practice was to embody as far as I could, in the administration paper the practice of the village, and frequent and peremptory instructions were issued to my subordinates to the same effect. So far from desiring prematurely to change a bhejburar into a putteedarry village, I think that such a course would be attended at least with no benefit, because the Zemindars as long as their responsibility continues undivided, will never consider themselves bound by the stipulations of the *Wajib-ool-urz*, and when any necessity, such as the breaking down of a puttee, occurs, will assuredly make a new burar or change the constitution of the village as they please. Thus in some of the cases specified in paras. 6 & 7, the Zemindars have, without the occurrence of any famine or pressing emergency, already changed the old berar of the villages and established an entirely new system; and a still stranger case lately occurred in the same Per-

* The large increse of new mehals in Pergunnah Humeerpore, alluded to in the Government Orders arose from the unusual number of very extensive villages in it; I have not the requisite papers by me, otherwise I could show that the average *area* of the new mehals is by no means inconsiderable; it is scarcely fair to look *only* at the juma which in Bundelcund gives a very inadequate idea of the extent of a village or the possible difficulty of its collections.

gunnah of Jelalpore where a bhejburar village, whose constitution and berar were of nearly 30 years standing, has within these three years, abandoned its berar, and substituted a yearly *tukh meenan* in its stead ; so that the nature of its tenure now nearly corresponds with that of the 3rd or Zemindar species of bhejburar, mentioned in the note above referred to.

10. Nor was any persuasion used to make the Zemindars give up "the obligation on the solvent proprietors rateably to make good the default of the insolvent, on the contrary, the real existing practice of the village as far as it could be elicited was entered on the record. I have taken considerable pains since the receipt of the memorandum to ascertain by investigations through the Tehseeldars how far this practice actually exists, and I find that it is by no means general. In some bhejburar villages there appears to be no such custom ; the defaulter being responsible for his own balances in his person, and with all his property moveable and immoveable, bâghs and fields ; his relations in proportion to their propinquity are then first called upon to pay the arrear and occupy his lands, and on default of them the other proprietors are admitted to the same privilege ; the transaction may or may not receive the sanction of the Collector, and of the superior authorities, but whether or no, it bears all the marks of a common *transfer :* in other villages the system is varied, the members of the thoke paying according to their baach and receiving in return, and holding in common, the *defaulters* lands ; while in others they may pay, not according to their shares, but according to their pleasure and receive a portion of the defaulters lands in proportion to their payment. These arrangements are probably varied as the exigency demands, but they all bear the features of a transfer, and in no case is there any trace of the shares in a thoke being liable to pay the arrear of a defaulter *without receiving his lands in return.* Such an arrangement, I believe, exists in Banda, and I have some reason for thinking that it obtains in some of the more southerly villages of this district, (Futtehpore) which border upon Banda ; the traces, it will be observed, which I have found of the practice in Pergunnah Jelalpore, are few ; and I found *none* to the north of the Betwa where the Bhyachara tenure seems entirely to resemble that of Cawnpore ; from this, I gather, that the nature of the bhejburar tenure alters materially and the features noted in the memorandum become more fully develope, as you advance towards the south.

11. In prosecuting these enquiries, I found not infrequent instances of errors in some of the stipulations of the administration record of Pergunnah Jelalpore. I have requested Mr. Pearson (who has kindly assisted me in these enquiries) to cor-

rect the settlement papers, wherever I discovered them to be thus defective, and I am fortunate in having an Officer so well able to execute the task.

12. I trust, that this letter will have the effect of entirely removing any doubts as to the nature or effectiveness of the arrangements of my settlement. To the settlement of Calpee, I applied the undivided attention of two years, and it is superfluous to say, that I feel the deepest interest in its success. I confess, therefore, that the doubts which are expressed in the Government Orders which confirm it, occasioned a feeling of disappointment on a subject, where it was least expected. If I have now succeeded in dispelling these doubts, I trust that I shall receive an assurance to that effect.

I have the honor, to be, &c.,

W. MUIR,

Late Settlement Officer in Bundelcund.

APPENDIX A.

Extract from a Letter from Mr. Forde, Collector, dated 1st September, 1819: (referred to in paragraph 26.)

18. In the Fussilee year 1222, the juma of the Zillah amounted to Rs. 13,75,178, and the present juma as stated before amounts to Rupees 18,00,322. So great an increase to the public revenue must have induced Government to believe that the former assessment had been considerably too light. I am, however, of opinion that it would have conduced more to the real interests of the state had the present juma been computed on a more moderate scale.

19. I need not state to the Board that if an estate be overassessed to the smallest amount, the Zemindars must eventually be ruined, and the estate laid waste or be made over to some adventurer, who has not the slightest interest in the soil, and who perhaps after realizing a part of the juma from the unfortunate Zemindars, who have now become his ryots, absconds leaving a considerable balance due to Government.

20. I shall only make a few remarks on the circumstances which have occurred since the formation of the present Settlement, leaving it to the superior judgment of the Board to decide, if I am correct in stating that the district has been overassessed.

21. On forming the Settlement the number of estates made over to farmers amounted to 178; and it is natural to conclude that if the terms offered to the Zemindars had been such as would have enabled them to pay the proposed assessment, so great a number of proprietors would not have refused to enter into engagements, as by such refusal they lost all prospect of having their estates restored to them until the expiration of the Fusilee year 1227, and until which period they must be content to be considered as ryots.

22. A more convincing argument in favor of my assertion cannot, I think, be adduced than by referring to the sales which have taken place both at public auction for the recovery of the arrears of Revenue to Government, and also by private sale.

23. The total number of estates in this Zillah amounts to 815, and during the Fusilee years 1223, 1224, and 1225 thirty-nine estates were sold at public auction, the annual juma of which amounted to Rupees 77,699, and the price at which they were sold only amounted to Rupees 29,780, affording the land-

holders a sum exceeding in a trifling degree one-third of their yearly juma.

24. The number of Estates sold by private sale amount to one hundred. I have not been able to ascertain the average of the deeds of sale to the annual juma. * * * * * * *

26. I shall only beg leave to add my opinion, that the revenue of this district could never have been collected as it has been, were it not owing to the very high price at which grain of every description has been sold for the last few years, and that the generality of the landholders are in a state far removed from affluence or being in a situation to enjoy the necessaries and essential comforts of life.

27. It would, I conceive always tend more to the honor of Government were a settlement formed so as to secure to them a fair proportion of the products of the soil, and at the same time leave a sufficiency to enable the Proprietor to subsist himself and his family in a suitable manner. * * * * * * * * * *

APPENDIX B.

Shewing the result of past Settlements in Pergunnahs Calpee, Humeerpore, Julalpoor Khurela, and Koonch.

Settlements.		Term of its continuance.	Juma.			Balance on the whole term of Settlement.		
1st. ..	1806	One Year.	5,92,123	0	0	0	0	0
2nd. ..	1807	Three years.	5,98,216	0	0	0	0	0
3rd. ..	1810	do.	6,66,093	0	0	4,051	10	0
4th. ..	1814	do.	6,72,681	0	0	8,284	1	3
5th. ...	1816	Five years.	8,43,438	0	0	27,679	13	0
6th. ..	1821	do.	8,24,848	0	0	80,006	15	5
7th. ..	1826	do.	7,93,809	0	0	1,51,999	5	7
8th. ..	1831	do.	6,83,281	0	0	3,34,539	6	1
9th. ..	1836	Six years.	6,66,200	0	0	3,78,371	3	4

APPENDIX C.

Shewing the result of past Settlements in Pergunnah Calpee.

Settlements.		Term of its continuance.	Juma.			Balance on the whole term of Settlement.		
1st. ..	1806	One year,	76,285	0	0	0	0	0
2nd. ..	1807	Three years,	84,396	0	0	0	0	0
3rd. ..	1810	do.	89,374	0	0	4,051	10	0
4th. ..	1814	do.	89,416	0	0	8,284	1	3
5th. ..	1816	Five years,	1,15,334	0	0	16,078	9	8
6th. ..	1821	do.	1,12,514	0	0	15,959	0	3
7th. ..	1826	do.	1,05,349	0	0	21,956	12	10
8th. ..	1831	do.	93,067	0	0	28,159	12	1
9th. ..	1836	Six years,	93,423	0	0	98,771	14	11

APPENDIX D.

Shewing the result of past Settlements in Pergunnah Humeerpore.

Settlements.		Term of its continuance.	Juma.			Balance on the whole term of Settlement.		
1st. ..	1806	One year.	85,160	0	0	0	0	0
2nd. ..	1807	Three years.	77,437	0	0	0	0	0
3rd. ..	1810	do.	85,798	0	0	0	0	0
4th. ..	1814	do.	86,745	0	0	0	0	0
5th. ..	1816	Five years.	1,10,436	0	0	4,216	7	4
6th. ..	1821	do.	1,03,781	0	0	44,800	12	2
7th. ..	1826	do.	94,120	0	0	29,627	13	1
8th. ..	1831	do.	79,506	0	0	61,835	10	5
9th. ..	1836	Six years.	77,600	0	0	25,618	15	10

APPENDIX E.

Shewing the result of past Settlements in Pergunnah Julalpoor Khurela.

Settlement.		Term of its continuance.	Juma.			Balance on the whole term of Settlement.		
1st. ..	1806	One year.	2,58,160	0	0	0	0	0
2nd. ..	1807	Three years.	2,60,452	0	0	0	0	0
3rd. .	1810	do.	3,06,179	0	0	0	0	0
4th. .	1814	do.	3,06,739	0	0	0	0	0
5th. ..	1816	Five years.	4,01,135	0	0	7,384	12	0
6th. ..	1821	do.	3,90,412	0	0	19,247	3	0
7th. ..	1826	do.	3,76,299	0	0	1,00,414	11	8
8th. ..	1831	do.	2,92,690	0	0	2,20,432	14	7
9th. ..	1836	Six years.	2,75,800	0	0	48,115	8	5

APPENDIX F.

Shewing the result of past Settlements in Pergunnah Koonch.

Settlement.		Term of its continuance.	Juma.			Balance on the whole term of Settlement.		
1st. ..	1806	One year.	1,72,517	0	0	0	0	0
2nd. ..	1807	Three years.	1,75,929	0	0	0	0	0
3rd. ..	1810	do.	1,84,742	0	0	0	0	0
4th. ..	1814	do.	1,89,781	0	0	0	0	0
5th. ..	1816	Five years.	2,16,533	0	0	0	0	0
6th. ..	1821	do.	2,18,140	0	0	0	0	0
7th. ..	1826	do.	2,18,039	0	0	0	0	0
8th. ..	1831	do.	2,18,017	0	0	24,111	1	0
9th. ..	1836	Six years.	2,19,377	0	0	2,05,864	12	1

APPENDIX G.

The area and soil of each Pergunnah, not including resumed Maafee.

CALPEE.

CULTIVATED AREA.

Class.	Mar.	Kabur.	Purwa.	White Purwa.	Rakur.	Turee.	Kuchar.	Total.
Kuchar, .	65	303	2,144	27	1,154	910	2,464	7,067
First, ..	3,471	3,831	5,468	3,014	735	294	399	1,7212
Second, .	793	2,087	3,328	346	1,787	112	95	8,548
Third, ..	207	352	975	17	1,411	0	66	3,028
Total, .	4,536,	6,573	11,915	3,404	5,087	1,316	3,024	35,855

CULTURABLE AREA.

Class.	Mar.	Kabur.	Purwa.	White Purwa.	Rakur.	Turee.	Kuchar.	Total.
Kuchar, .	247	735	3,950	47	4,060	940	2,728	12,707
First, ...	6,342	6,927	9,603	3,266	3,383	301	424	30,246
Second, .	1,622	3,706	6,356	417	4,554	112	100	16,867
Third, ..	271	858	2,408	17	3,357	11	85	7,007
Total, .	8,482	12,226	22,317	3,747	15,354	1,364	3,337	6,8627

HUMEERPORE.

CULTIVATED AREA.

Class.	Mar.	Kabur.	Purwa.	Rakur.	Turee.	Kuchar.	Total.
Kuchar, ..	297	781	2,300	1,196	652	1,631	6,857
First,.....	13,824	5,383	3,106	3,531	336	735	26,915
Second,....	195	2,348	1,792	875	4	42	5,256
Total, ..	14,316	8,512	7,198	5,602	992	2,408	39,028

CULTURABLE AREA.

Class.	Mar.	Kabur.	Purwa.	Rakur.	Turee.	Kuchar.	Total.
Kuchar, ..	359	1,040	3,158	2,702	847	1,970	10,076
First,.....	17,085	8,203	5,363	7,545	339	906	39,441
Second,.. ..	273	4,065	2,553	1,932	4	45	8,872
Total, ..	17,717	13,308	11,074	12,179	1,190	2,921	58,389

JULALPOOR.

CULTIVATD AREA.

Class.		Mar.	Kabur.	Purwa.	Rakur.	Turee.	Kuchar.	Total.
Kuchar,		380	1,135	3,507	4,918	920	3,934	14,794
First Class,	Jelalpoor,	19,816	11,036	6,955	7,450	98	1,375	46,730
	Raath,	10,554	3,877	4,661	3,230	0	2	22,324
	Khurela,	17,959	2,173	2,567	4,870	0	101	27,670
Second Class,	Julalpoor,	875	6,746	9,980	8,792	239	2,082	28,714
	Raath,	481	1,842	3,920	1,488	0	93	7,824
Third Class,		22	263	1,537	2,765	102	748	5,437
Total,		50,087	27,072	33,127	33,513	1,359	8,335	1,53,493

CULTURABLE AREA.

Class.		Mar.	Kabur.	Purwa.	Rakur.	Turee.	Kuchar.	Total.
Kuchar, ...		1,055	2,347	6,013	11,625	970	4,843	26,853
First Class,....	Jelalpoor,.....	26,149	15,708	11,408	14,701	98	1,667	69,731
	Raath,.....	12,920	5,737	6,306	5,823	0	2	30,788
	Khurela,.....	20,877	3,447	3,956	11,132	0	115	39,527
Second Class, ..	Jelalpoor,.....	1,453	9,989	13,567	14,450	249	2,425	42,133
	Raath,.....	539	2,368	5,145	2,173	0	116	10,341
Third Class,.....		38	836	2,473	7,910	102	1,090	12,449
Total, ..		63,031	40,432	48,868	67,814	1,419	10,258	231,822

KOONCH.

CULTIVATED AREA.

Class.	Mar.	Kabur.	Purwa.	Rakur.	Total.
First, ...	34,659	5,488	763	693	41,603
Second, ...	10,077	10,680	4,115	326	25,198
Third, ...	637	2,084	956	77	3,754
Total, ..	45,373	18,252	5,834	1,096	70,555

CULTURABLE AREA.

Class.	Mar.	Kabur.	Purwa.	Rakur.	Total.
First, ...	35,849	6,184	1,102	1,157	44,292
Second, ...	11,108	13,881	4,872	516	29,577
Third, ...	711	2,587	1,599	200	5,097
Total, ..	47,668	21,852	7,573	1,873	78,966

APPENDIX H.

The percentage of the principle Crops grown in each Pergunnah.

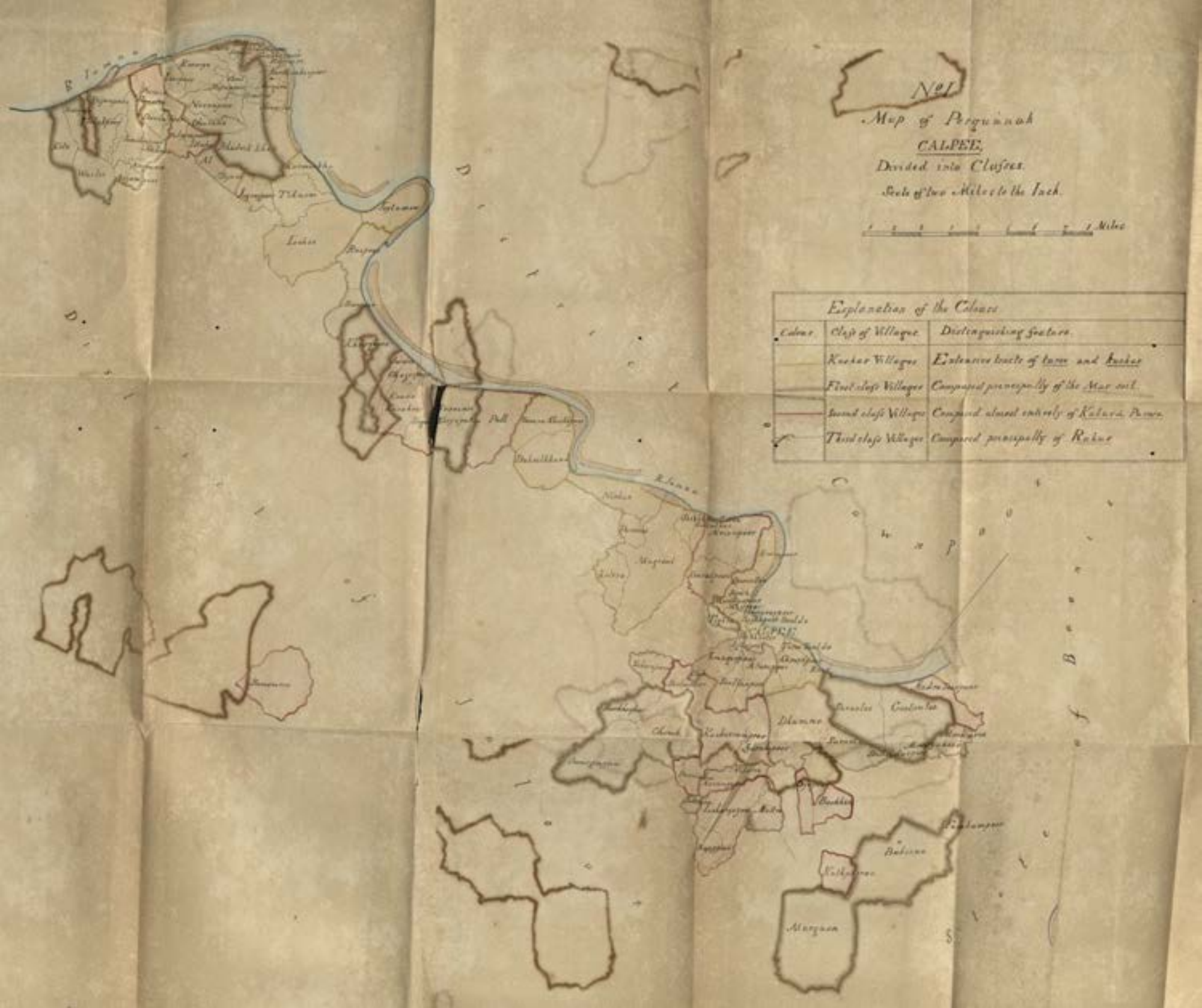
Pergunnah.	Khurreef.						Rubbee.				
	Joar.	Bájra.	Cotton.	Sugar Cane.	Moong, &c.	Total.	Wheat.	Gram.	Al.	Ulsee Urhur Koosum &c.	Total.
Calpee, ...	13½	23¾	12	0	2	51¼	5½	36¼	1½	5½	48¾
Humeerpore, ..	16 1-5th.	15 2-5ths.	12	0	2	45 3-5ths.	8¼	30 2-5ths.	9¾	6	54 2-5ths.
Jelalpoor, Khurela, viz. villages of I. Jelalpoor, (proper,) ..	21¼	21½	18	0 1-16th.	4 3-16ths.	65	6¾	22¾	1¾	3¾	35
Jelalpoor, Khurela, viz. villages of II. Raath, ...	20	14 9-10ths.	13 2-5ths.	1 1-10th.	3 3-5ths.	53	17	26¼	1¾	2	47
Jelalpoor, Khurela, viz. villages of III. Khurela, ..	21½	3¾	12½	0 1-10th.	5¼	43 1-10th.	35½	15½	2	3 9-10ths.	56 9-10ths.
Koonch, ...	13½	1	13¾	0	1½	29¾	44¾	24¼	01-6th.	1 1-12th.	70¼
Total, ..	17 4-7ths.	13¼	14 2-7ths.	1-7th.	3¼	48½	20¼	25½	2¼	3½	51½

APPENDIX K.

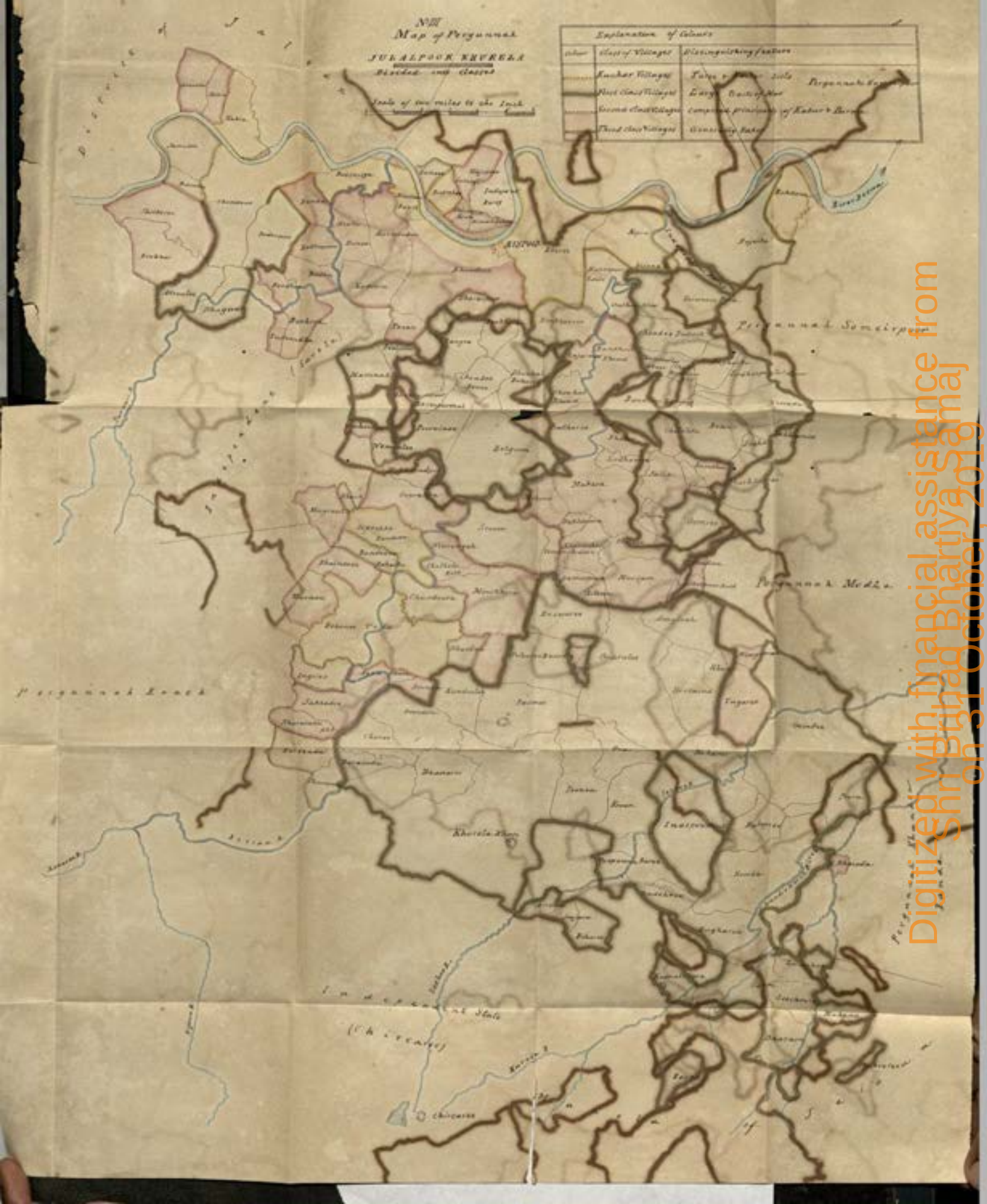
List of Government Estates to be restored to their original Zemindars.

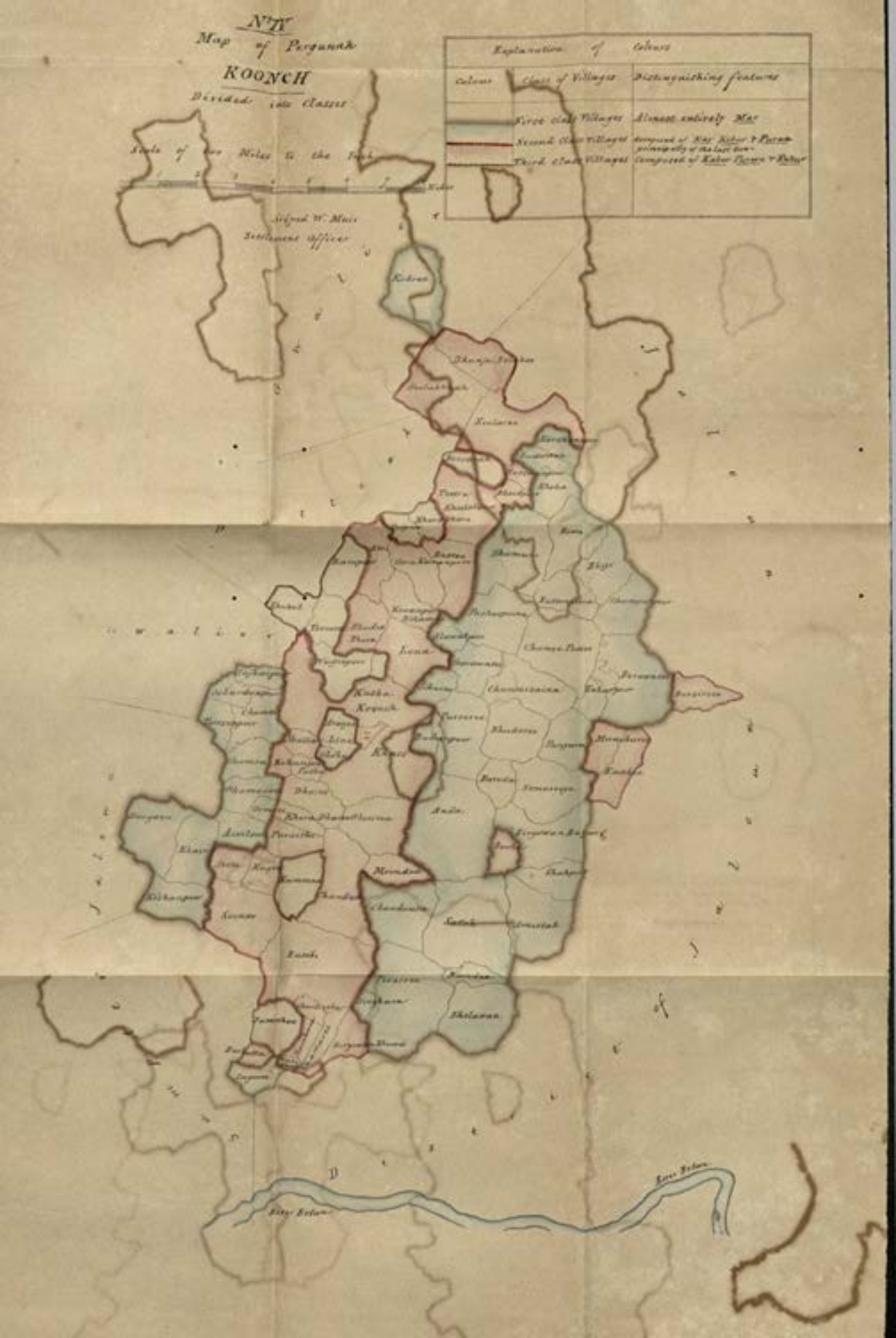
Pergunnah.	No.	Name of village.	Assessment of 1816.	Present Assessment.	Proposed Jumma. Demand in the 1st year.	Proposed Jumma. Ultimate Assessment.	Remarks.
Calpee,... ...	1	Bubeena, ...	12,000	5,000 Ultimate 5,500	3,000	4,500	
Ditto,..... ...	2	Chonk, ...	3,300	2,500 Ultimate 2,600	1,045	2,445	The restoration of this village will be postponed until it is vacated by the cotton Planter.
Ditto,..... ...	3	Deopoora, ...	650	500	200	300	
Ditto,..... ...	4	Duheilkhan, ...	1,900	1,500	1,320	1,380	A part only of this village was purchased by Government.
Ditto, ...	5	Gulowlee, ...	3,600	2,400	930	1,200	
Ditto, ...	6	Khurgohee, ..	3,300	1,804	950	1,375	
Ditto, ...	7	Pal, ...	1,900	1,450	600	1,080	
Ditto, ...	8	Rajeypoor, ...	750	500	400	475	
Ditto, ...	9	Suraolee, ...	1,350	1,000	400	750	
Ditto, ...	10	Tighra, ...	200	150	105	125	
Humeerpoor, ...	11	Buchrowlee, ...	3,010	2,001	1,600	2,000	
Ditto, ...	12	Burooa, ...	1,150	750	450	570	
Ditto, ...	13	Damur Ackghura, ...	9,500	4,500 Ultimate 5,000	4,500	5,000	A small portion of this village was not sold.
Ditto, ...	14	Kootoopoor, ...	430	350	280	280	
Ditto, ...	15	Nirnee, ...	1,500	1,200	700 Including a resumed chuk.	900	
Ditto, ...	16	Nursera, ...	500	301	235	265	
Ditto, ...	17	Puchkora, ...	450	300	180	275	
Ditto, ...	18	Semra, ...	650	251	251	251	
Ditto, ...	19	Sheikhoopoor, ...	2,500	1,500	1,100	1,250	
Ditto, ...	20	Shunkurpoor,... ...	850	350 Ultimate 400	280	400	
Ditto, ...	21	Tekonah Har, . ..	2,001	1,200	1,200	1,200	
Ditto, ...	22	Todurpoor,... ...	1,600	1,100	500	800	
Jelalpoor Khurela,	23	Ameliah,... ...	6,805	5,000	4,450	4,450	
Ditto, ...	24	Baree,... ...	3,400	2,400	1,800	1,975	
Ditto, ...	25	Belgaon, ...	8,000	5,495	4,500	5,200	A small part of this village was not sold.
Ditto, ...	26	Bubeindee,... ...	4,200	2,700	2,300	2,500	
Ditto, ...	27	Bughurka,... ...	3,400	1,500	1,500	1,750	
Ditto, ...	28	Burkhera,... ...	900	900	220	462	
Ditto, ...	29	Buswaree, ...	6,800	4,600 Ultimate 5,500	4,300	4,533	
Ditto, ...	30	Chendee Busaik, ..	3,000	2,000	1,700	1,900	
Ditto, ...	31	Chendee Benee, ...	2,000	1,000	800	840	
Ditto, ...	32	Cherpoora, ...	185	135	80	104	
Ditto, ...	33	Damoopoor, ...	1,500	750	720	720	
Ditto, ...	34	Danda, ...	1,400	1,000	600	720	
Ditto, ...	35	Dhowhul Bugong, ...	3,400	1,800 Ultimate 2,600	1,800	2,350	
Ditto, ...	36	Dhumna Julal, ...	600	600	360	390	
Ditto, ...	37	Jamodee, ...	1,725	700 Ultimate 1,000	230	540	
Ditto, ...	38	Keotra, ...	390	300 Ultimate 350	300	300	
Ditto, ...	39	Khera,... ..	1,200	600	460	550	
Ditto, ...	40	Khundey Lodhur, ...	2,200	1,500	1,469	1,469	
Ditto, ...	41	Kudowra, ...	1,650	800	680	780	
Ditto, ...	42	Kutheree, ...	2,200	1,300 Ultimate 1,500	1,300	1,300	
Ditto, ...	43	Lodheepoor, ...	1,100	381	260	300	
Ditto, ...	44	Mehona, ...	700	500	500	500	
Ditto, ...	45	Mooskura, ...	6,200	5,500	3,800	4,178	
Ditto, ...	46	Mugrowl, ...	1,200	1,200	300	640	
Ditto, ...	47	Neboulee, ...	850	315	215	250	
Ditto, ...	48	Nowguwan, ...	651	225 Ultimate 250	200	245	
Ditto, ...	49	Poopooara, ...	1,000	1,000	750	840	
Ditto, ...	50	Pownea, ...	7,200	5,000	4,700	4,900	
Ditto, ...	51	Seonee, ...	1,000	1,084	520	820	
		Total, ..	*	*	*	72,327	

W. MUIR,
Settlement Officer.


No 1
Map of Perguunah
CALPEE
Divided into Classes.
Scale of two Miles to the Inch.
Miles
Explanation of the Colours
Colour
Class of Villages
Distinguishing Features
Kuchar Villages
Extensive tracts of farm and Jungles
Fleet class Villages
Composed principally of the Mar soil
Second class Villages
Composed almost entirely of Kalara Perwa
Third class Villages
Composed principally of Rakar
CALPEE
Dhamar
Madhya
Mangrua

N°II.
Map of Pergunnah
HUMEERPOOR
Divided into Classes.
Signed W Muir
Settlement Officer
Zillah Campoor
Explanation of the Colours
Colour
Class of Villages
Distinguishing feature
Kachar Villages
Large traces of Tirre & Kachar
First Class Villages
Prevalence of the Mar soil
Second Class Villages
Composed Chiefly of Kalur & Purwa
Scale of two Miles to the Inch
Miles
Jumna R.
Jumna R.
Jumna R.
Ketna R.
State of Bamie
State of Berej
Zillah Futtehpoor
Pergunnah Julalpoor Khureela
Pergunnah Soomeerpoor
Kooara
Kuchoura
Futura
Independent (Bamie)


No III
Map of Pergunnah
JULALPOOR KHUREA
Divided into Classes
Scale of two miles to the Inch
Explanation of Colours
Colour
Class of Villages
Distinguishing features
Pergunnah Somerpore
Pergunnah Medha
Pergunnah Kouch
Pergunnah Khurea
Pergunnah Kuttra
Pergunnah Kuttra
Pergunnah Kuttra


N°IV
Map of Pergunnah
KOONCH
Divided into Classes
Scale of two Miles to the Inch
Explanation of Colours
Colours
Class of Villages
Distinguishing features
First class Villages
Almost entirely Mar
Second Class Villages
Third Class Villages
Koonch
Kotra
Kooch
Kooch Bahar
Kooch Bahar
Kooch Bahar